

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
**Application to Change or Waive Requirements  
of the Broward County Land Development Code**



**INSTRUCTIONS**

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

**ROADWAY RELATED**

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

**NON-ROADWAY RELATED**

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

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

**PROJECT INFORMATION**

Plat/Site Plan Name <u>Miramar Central Plaza Plat</u>	
Plat/Site Plan Number <u>002-MP-14</u>	Plat Book - Page <u>182-80</u> (If recorded)
Owner/Applicant <u>FC Miramar Phase III, LLC</u>	Phone _____
Address <u>2199 Ponce de Leon Boulevard</u>	City <u>Coral Gables</u> State <u>FL</u> Zip Code <u>33134</u>
Owner's E-mail Address _____	Fax # _____
Agent <u>Greenspoon Marder LLP</u>	Phone <u>954-527-6209</u>
Contact Person <u>Dennis D. Mele, Esq.</u>	
Address <u>200 East Broward Boulevard</u>	City <u>Ft. Lauderdale</u> State <u>FL</u> Zip Code <u>33301</u>
Agent's E-mail Address <u>dennis.mele@gmlaw.com (CC: tyler.woolsey@)</u> Fax # <u>954-333-4282</u>	

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) #1, #2B, #3, #10, and #13

Land Development Code citation(s) \_\_\_\_\_

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

If yes, indicate name(s), department and date \_\_\_\_\_  
Jean-Paul Perez, Planning & Development Management Division, contacted on 7/15/2019

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):  
Modify plat conditions related to elimination of 80' access opening on Flamingo Road to remove conditions driveway specifications and northbound turn lane, modify 100' access opening on Miramar Parkway to restrict left out movements, and provide for 8'x14' bus shelter on Miramar Parkway east of 40' access opening - Please see attached narrative for further details.

**Please see the reverse side of this form for Required Documentation  
and Owner/Agent Certification**

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

All requests listed on this application must include the following documents:

- **Letter from the applicable municipality**, dated within six (6) months of this application, stating the city's position on this request.
- **Approved or recorded plat** (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- **A check for the application fees** (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under **INSTRUCTIONS** on Page 1 of this form, the following additional documents are also required:

- **The proposed site plan (2 original)** which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- **Signed and sealed drawings (2 original)** clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- **A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road.** This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

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

**OWNER/AGENT CERTIFICATION**

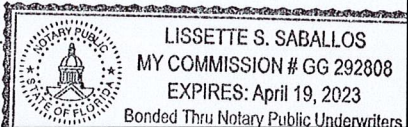
State of Florida  
 County of Miami-Dade

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 \_\_\_\_\_

Sworn and subscribed to before me this 02 day of January, 2020  
 by Juan C. Porro  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.

Signature of Notary Public [Signature]  
 Type or Print Name Lissette Saballos



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

Time \_\_\_\_\_ Application Date 02/07/2020 Acceptance Date 02/10/2020  
 Comments Due 02/25/2020 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,410  
 Report Due \_\_\_\_\_ Adjacent City \_\_\_\_\_  
 Plats  Site Plans/Drawings  City Letter  FDOT Letter  
 Other (Describe) \_\_\_\_\_

Title of Request modify previously approved plat conditions

Distribute to:  Engineering  Traffic Engineering  Mass Transit  
 Other \_\_\_\_\_  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by [Signature]



Tyler Woolsey  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301  
Direct Phone: 954.527.6209  
Email: tyler.woolsey@gmlaw.com

January 27, 2020  
Revised February 10, 2020

Karina Da Luz  
Planning Section Supervisor  
Broward County - Planning & Development Management Division  
1 North University Drive  
Plantation, FL 33324

Re: Miramar Central Plaza Plat – Delegation Request Narrative

Dear Ms. Da Luz,

On behalf of FC Miramar Phase III, LLC (the “Applicant”), please accept this request for consideration of the proposed delegation request to modify roadway related plat conditions as described below. Please consider this application in conjunction with the concurrent application for NVAL amendment and the previously submitted plat note amendment application for the Miramar Central Plaza Plat.

The Applicant is proposing to construct a mixed-use residential and commercial development on approximately 33.84 acres of land located at the northeast corner of the intersection of Miramar Parkway and Flamingo Road (the “Property”) in the City of Miramar (the “City”). The Property can be further identified by Broward County Folio Numbers 514025100010 and 514025100020. In conjunction with a previous development proposal, the Property was platted as the Miramar Central Plaza Plat recorded in Plat Book 182, Page 80 of Broward County Records on March 8, 2016. The Applicant is proposing to develop the vacant Property with a mix of residential and high quality neighborhood commercial uses to improve the housing options and community services within this area of the City.

In accordance with the proposed development plan, the Applicant proposes to modify certain conditions currently shown on the Plat. Specifically, the Applicant proposes to modify the plat conditions as follows:

- Modify 100’ full access opening on Miramar Parkway to restrict left out movements
- Eliminate 80’ right in, right out access opening on Flamingo Road and related right-of-way dedication and driveway conditions
- Relocate 40’ right in only access opening on Miramar Parkway with centerline to be located approximately 855 feet west of the east plat limits.

Karina Da Luz  
January 27, 2020  
Page No. 2

- Provide an additional 8'x14' bus shelter easement along Miramar Parkway east of the 40' right in access opening

Based on comments provided by the City Development Review Committee ("DRC"), the Applicant is proposing to modify the 100' full access opening on Miramar Parkway depicted on the sketch and legal description attached as **Exhibit A** to restrict left out movements at this opening. It has been determined that this access would function with improved safety if movements are restricted to right in, left in, and right out versus a full access median opening as shown on the sketch and legal description attached as **Exhibit B**.

The Applicant is proposing to eliminate the 80' access opening currently permitting right in, right out movements along Flamingo Road with centerline approximately 115 feet south of the north plat limits. The Applicant proposes to eliminate the 80' access opening and remove the condition for a northbound right in turn lane that would conflict with the proposed full access opening on Flamingo Road.

The Applicant is also proposing to shift the 40' access opening on Miramar Parkway by approximately 115 feet to the west to increase the amount of internal stacking available thereby reducing the potential for traffic impacts on Miramar Parkway. This access will allow direct entrance into the commercial portion of the development from vehicles moving westbound on Miramar Parkway.

Additional comments provided by the City DRC requested an alternative additional bus shelter location along Miramar Parkway in addition to the existing bus shelter easement at the eastern property line. As a result of this request, the Applicant is proposing a bus shelter location as shown on the sketch and legal description attached as **Exhibit C** with the requested 8 foot by 14 foot bus shelter easement set back from the property line to accommodate utility easements running along Miramar Parkway.

We respectfully request that you consider this delegation request to modify roadway related plat conditions. Please contact me at (954) 527-6209 should you have any questions related to this request.

Sincerely,  
GREENSPOON MARDER LLP



Tyler Woolsey

Continued

### RATIONAL NEXUS REVIEW

- 3) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code (rational nexus test). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

### STAFF RECOMMENDATIONS

#### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ULTIMATE right-of-way for Flamingo Road except at the following:
  - A) An 80-foot opening with centerline located approximately 115 feet south of the north plat limits. This opening is restricted to RIGHT TURNS ONLY.
  - B) A 100-foot opening with centerline located approximately 450 feet south of the north plat limits, aligning with the 100-foot opening on the west side of Flamingo Road for the PARK PLAZA SHOPPES Plat (Plat Book 166, Page 30, B.C.R.)
- 2) Along the ULTIMATE right-of-way for Miramar Parkway except at the following:
  - A) A 100-foot opening with centerline located approximately 455 feet west of the east plat limits, aligning with the 100-foot opening on the south side of Miramar Parkway for the MIRAMAR SQUARE Plat (Plat Book 177, Page 150, B.C.R.)
  - B) A 40-foot opening with centerline located approximately 740 feet west of the east plat limits. This opening is restricted to and physically channelized for RIGHT TURNS IN ONLY.

#### RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3) Right-of-way for a northbound right turn lane on Flamingo Road at the 80-foot opening with 150 feet of storage and 50 feet of transition.
- 4) Right-of-way for a northbound right turn lane on Flamingo Road at the 100-foot opening with 200 feet of storage and 100 feet of transition.
- 5) Right-of-way for a westbound right turn lane on Miramar Parkway at the 100-foot opening with 200 feet of storage and 100 feet of transition.
- 6) Right-of-way for a westbound right turn lane on Miramar Parkway at the 40-foot opening with 121 feet of storage and 50 feet of transition.

Continued

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 7) A 2-foot X 40-foot long paved bus landing pad (8-foot total expanded sidewalk) on Miramar Parkway commencing at the east plat limits and continuing for the west 40 feet.

BUS SHELTER REQUIREMENTS (Easement)

- 8) An 8-foot wide X 14-foot long bus shelter easement on Miramar Parkway commencing 16 feet west of the east plat limits and continuing west for 14 feet.

ACCESS REQUIREMENTS

- 9) The minimum distance from the non-vehicular access line (NVAL) of Flamingo Road, at any ingress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.

- 10) The driveway in the 80-foot opening on Flamingo Road: shall be centered in the opening, shall consist of one egress lane, 12 feet in width, and one 16-foot wide ingress lane, with minimum entrance radii of 35 feet.

- 11) The driveway in the 100-foot opening on Flamingo Road: shall be centered in the opening, shall consist of a minimum of two egress lanes, each 12 feet in width, and one 16-foot wide ingress lane, with minimum entrance radii of 40 feet.

Alternate pavement widths or entrance radii may be approved if acceptable to the Paving and Drainage Section of the Highway Construction and Engineering Division.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 12) The physical channelization of the driveway in the 40-foot opening on Miramar Parkway as specified under the non-vehicular access line requirements.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 13) A northbound right turn lane on Flamingo Road at the 80-foot opening with 150 feet of storage\* and 50 feet of transition.
- 14) A northbound right turn lane on Flamingo Road at the 100-foot opening with 200 feet of storage\* and 100 feet of transition.
- 15) A westbound right turn lane on Miramar Parkway at the 100-foot opening with 200 feet of storage\* and 100 feet of transition.
- 16) A westbound right turn lane on Miramar Parkway at the 40-foot opening with 121 feet of storage\* and 50 feet of transition.
- 17) Reconstruct the existing median opening on Miramar Parkway to provide for an eastbound left turn lane with 200 feet of storage# and 100 feet of transition.



September 12, 2019

Josie P. Sesodia, AICP  
Environmental Protection and Growth Management Director  
Broward County Development Management Division  
115 S. Andrews Ave Rm 329K  
Fort Lauderdale, FL 33301

## CITY OF MIRAMAR

An Equal Opportunity Employer

### Mayor

Wayne M. Messam

### Vice Mayor

Alexandra P. Davis

### City Commission

Winston F. Barnes

Maxwell B. Chambers

Yvette Colbourne

### City Manager

Vernon E. Hargray

Re: Miramar Central Plaza Plat  
Plat No.: 002-MP-14

Dear Ms. Sesodia:

The City of Miramar has received a request from Greenspoon Marder, P.A. on behalf of FCI Residential Corporation to amend the existing plat conditions and Non-Vehicular Access Line for the Miramar Central Plaza Plat. Please be advised that the City of Miramar does not object to the modifications described below:

- Eliminate 80' right in, right out access opening on Flamingo Road
- Modify 100' full access opening on Miramar Parkway to restrict left out movements
- Provide an 8'x14' bus shelter easement along Miramar Parkway east of the 40' right in access opening
- "Slightly modify the position of the 40' access opening right in on Miramar Parkway from the existing NVAL depicted on sheet 4 of 7 of the Plat attached as **Exhibit A** to the proposed position as depicted on the site plan attached as **Exhibit B**".

If you have any questions, please do not hesitate to contact me at (954) 602-3274 or [ebsilva@miramarfl.gov](mailto:ebsilva@miramarfl.gov).

Sincerely,

Eric B. Silva, AICP, Director  
Community and Economic Development Department

C: Bissy Vempala, PE, City Engineer  
Michael Alpert, AICP, Principal Planner

"We're at the  
Center of Everything"

Community & Economic  
Development  
2200 Civic Center Place  
Miramar, Florida 33025

Phone (954) 602-3264  
FAX (954) 602-3448

# **Exhibit A**

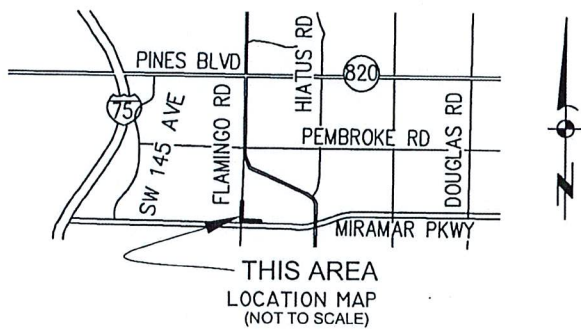
## **Miramar Central Plaza Plat Existing Conditions Sketch & Legal Description**



EXISTING NON-VEHICULAR ACCESS LINE

**SURVEYOR'S NOTES**

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the West line of the northwest 1/4 of Section 25-51-40, North 1°49'30" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 5 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
  - A. Record plat entitled MIRAMAR CENTRAL PLAZA, Plat Book 182, Page 80, Broward County Public Records.
  - B. Record plat entitled GROVE PLAT, Plat Book 183, Page 5, Broward County Public Records.
  - C. Record plat entitled MIRAMAR RESIDENTIAL PLAT, Plat Book 175, Page 84, Broward County Public Records.
  - D. Record plat entitled Treo, Plat Book 177, Page 136, Broward County Public Records.
  - E. Florida Department of Transportation R/W Map Section 86190-2521, Sheet 10 & 11 of 15, last revision date 11-29-00.



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.  
Date of Preparation: June 20, 2019.

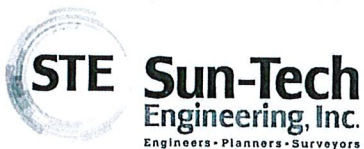
*Donald L. Cooper*  
Donald L. Cooper, P.S.M.

*1-23-2020*  
Date

Professional Surveyor and Mapper  
Florida Registration No. 6269

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JOB No.:  
18-3902

DATE	REVISION	BY	CHK.



4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com  
Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

**EXISTING NON-VEHICULAR ACCESS LINE****LEGAL DESCRIPTION**

A Non-Vehicular Access Line lying over and across portions of Lot 1 and Lot 2, **MIRAMAR CENTRAL PLAZA**, according to the Plat thereof, as recorded in Plat Book 182, Page 80, of the Public Records of Broward County, Florida, said line being more particularly described as follows:

**BEGIN** at the northwest corner of said Lot 1; thence along the West of said Lot 1, South  $1^{\circ}49'30''$  East, 74.70 feet to the Point of Termination of said Non-Vehicular Access Line and the **POINT OF BEGINNING** of an 80.00 foot Access Opening; thence along said West line of Lot 1 and along the West line of said Lot 2, continue South  $1^{\circ}49'30''$  East, 80.00 feet to the Point of Termination of said 80.00 foot Access Opening and the **POINT OF BEGINNING** of said Non-Vehicular Access Line; thence along said West line of Lot 2, continue South  $1^{\circ}49'30''$  East, 246.48 feet to the Point of Termination of said Non-Vehicular Access Line and the **POINT OF BEGINNING** of a 100.00 foot Access Opening; thence along said West line of Lot 2, continue South  $1^{\circ}49'30''$  East, 100.00 feet to the Point of Termination of said 100.00 foot Access Opening and the **POINT OF BEGINNING** of said Non-Vehicular Access Line; thence along said West line of Lot 1 and Lot 2, continue South  $1^{\circ}49'30''$  East, 546.31 feet to the most westerly southwest corner of said Lot 1; thence along said West line of Lot 1, South  $45^{\circ}56'19''$  East, 33.53 feet to the most southerly southwest corner of said Lot 1, said point being on the arc of a non-tangent curve with a radial line through said point bearing North  $00^{\circ}06'20''$  East; thence along the South line of said Lot 1 and southeasterly along the arc of said curve being concave to the southwest, having a radius of 6103.15 feet, a central angle of  $3^{\circ}24'34''$ , an arc distance of 363.15 feet to the Point of Termination of said Non-Vehicular Access Line and the **POINT OF BEGINNING** of a 40.00 foot Access Opening; thence along said line and continuing southeasterly along the arc of said curve being concave to the southwest, having a radius of 6103.15 feet, a central angle of  $00^{\circ}22'32''$ , an arc distance of 40.00 feet to the Point of Termination of said 40.00 foot Access Opening and the **POINT OF BEGINNING** of said Non-Vehicular Access Line; thence along said line and continuing southeasterly along the arc of said curve being concave to the southwest, having a radius of 6103.15 feet, a central angle of  $1^{\circ}59'04''$ , an arc distance of 211.39 feet to a point of reverse curvature; thence along said line and southeasterly along the arc of said curve being concave to the northeast, having a radius of 5955.15 feet, a central angle of  $00^{\circ}04'22''$ , an arc distance of 7.56 feet to the Point of Termination of said Non-Vehicular Access Line and the **POINT OF BEGINNING** of a 100.00 foot Access Opening; thence along said line and continuing southeasterly along the arc of said curve being concave to the northeast, having a radius of 5655.15 feet, a central angle of  $00^{\circ}57'44''$ , an arc distance of 100.00 feet to the Point of Termination of said 100.00 foot Access Opening and the **POINT OF BEGINNING** of said Non-Vehicular Access Line; thence along said line and continuing southeasterly along the arc of said curve being concave to the northeast, having a radius of 5955.15 feet, a central angle of  $3^{\circ}53'46''$ , an arc distance of 404.94 feet to the Point of Termination of said Non-Vehicular Access Line.

Said lands situate, lying, and being in the City of Miramar, Broward County, Florida.

THIS DRAWING IS NOT VALID WITHOUT SHEET 1, 3, 4 & 5



**Sun-Tech**  
Engineering, Inc.  
Engineers - Planners - Surveyors

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Sunrise, FL 33351  
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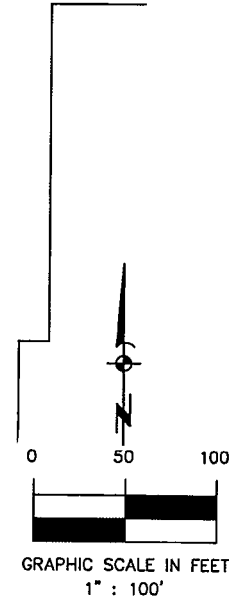
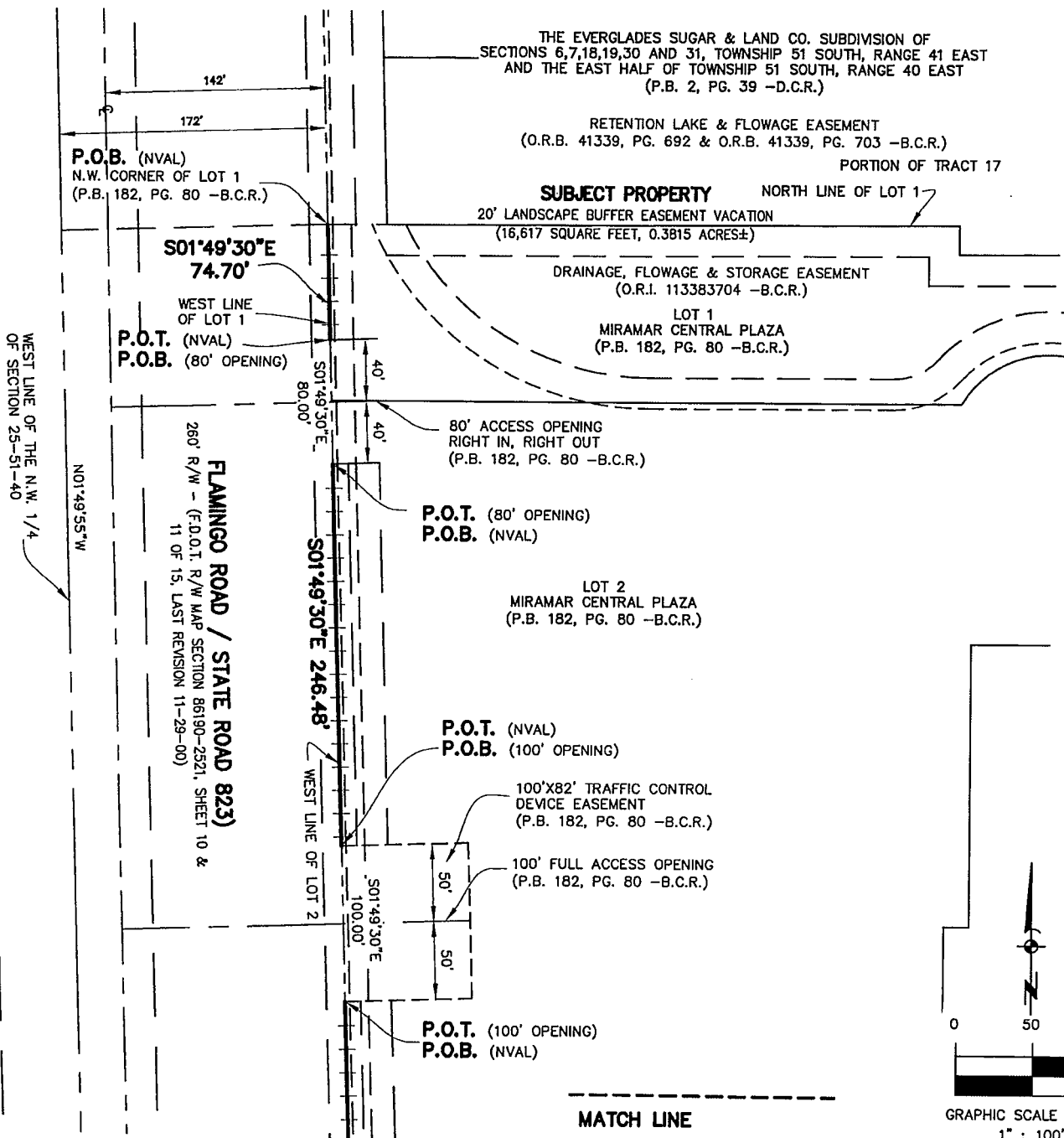
Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

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JOB No.:

**18-3902**

EXISTING NON-VEHICULAR ACCESS LINE



KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	MIAMI-DADE COUNTY RECORDS
⊙	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
△	CENTRAL ANGLE
L	ARC LENGTH
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL	NON-VEHICULAR ACCESS LINE
O.R.I.	OFFICIAL RECORDS INSTRUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
-P	PER RECORD PLAT
-C	AS CALCULATED

THIS DRAWING IS NOT VALID WITHOUT SHEET 1, 2, 4 & 5

**STE Sun-Tech Engineering, Inc.**  
 Engineers - Planners - Surveyors

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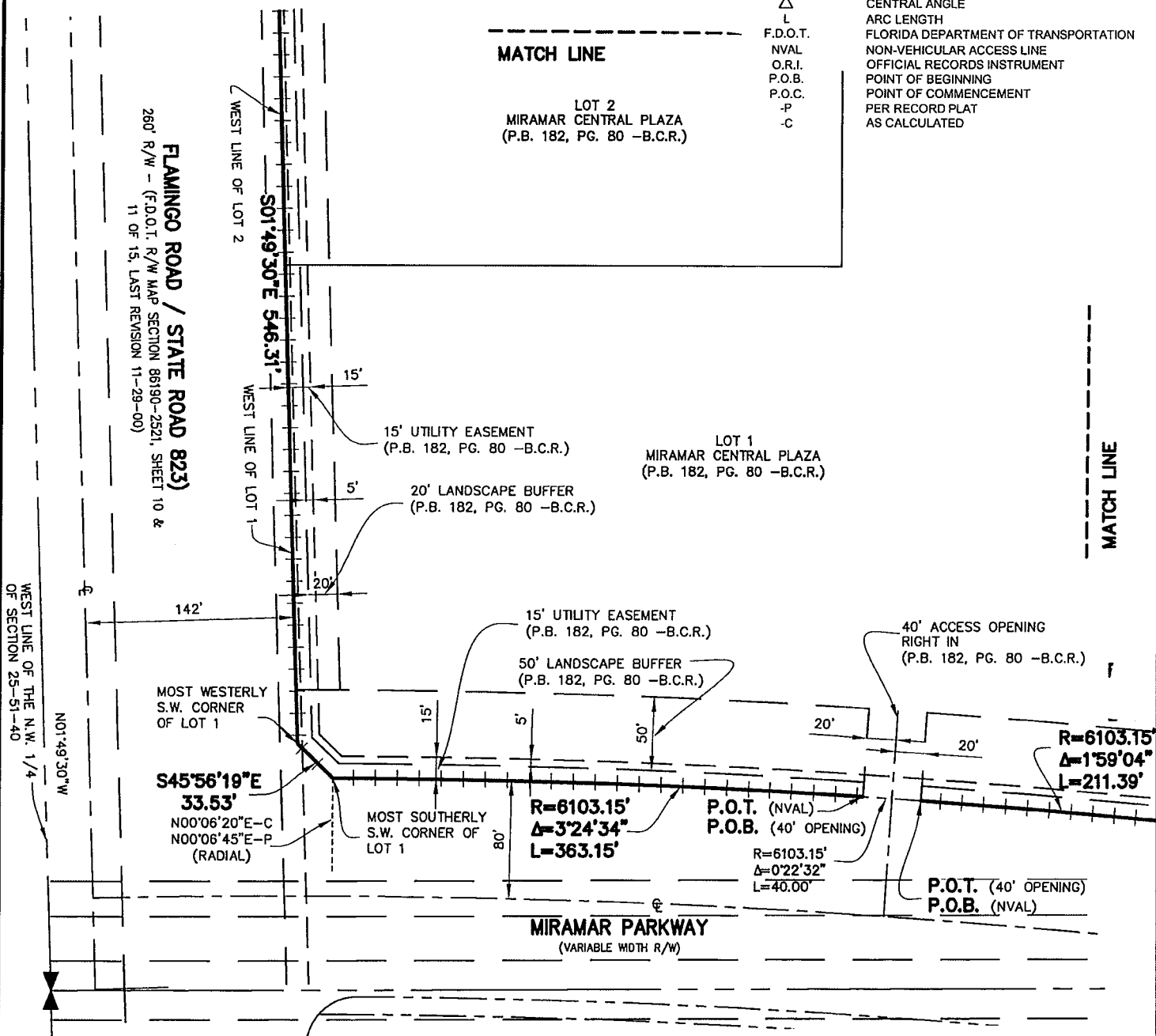
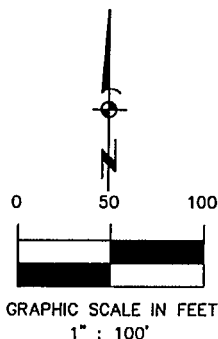
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 JOB No.:  
**18-3902**

EXISTING NON-VEHICULAR ACCESS LINE

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
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O.R.I.	OFFICIAL RECORDS INSTRUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
-P	PER RECORD PLAT
-C	AS CALCULATED



THIS DRAWING IS NOT VALID WITHOUT SHEET 1, 2, 3 & 5

**STE Sun-Tech Engineering, Inc.**  
 Engineers • Planners • Surveyors

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 Sunrise, FL 33351  
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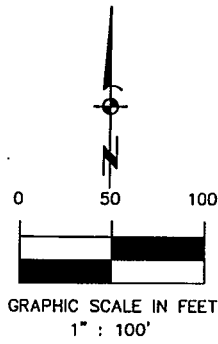
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EXISTING NON-VEHICULAR ACCESS LINE

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F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL	NON-VEHICULAR ACCESS LINE
O.R.I.	OFFICIAL RECORDS INSTRUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
-P	PER RECORD PLAT
-C	AS CALCULATED



LOT 1  
MIRAMAR CENTRAL PLAZA  
(P.B. 182, PG. 80 -B.C.R.)

MATCH LINE

100'X82' TRAFFIC CONTROL  
DEVICE EASEMENT &  
100' FULL ACCESS OPENING  
(P.B. 182, PG. 80 -B.C.R.)

R=5955.15'  
Δ=0°04'22"  
L=7.56'

R=6103.15'  
Δ=1°59'04"  
L=211.39'

P.O.T. (NVAL)  
P.O.B. (100' OPENING)

R=5955.15'  
Δ=0°57'44"  
L=100.00'

P.O.T. (100' OPENING)  
P.O.B. (NVAL)

R=5955.15'  
Δ=3°53'48"  
L=404.94'

P.O.T. (NVAL)  
S.E. CORNER OF LOT 1

8'X14' BUS SHELTER  
EASEMENT  
(P.B. 182, PG. 80 -B.C.R.)

10' LANDSCAPE BUFFER  
(P.B. 182, PG. 80 -B.C.R.)

15' ACCESS EASEMENT  
(O.R.B. 41339, PG. 976 -B.C.R.)  
20' LANDSCAPE BUFFER  
(P.B. 182, PG. 80 -B.C.R.)

15' UTILITY EASEMENT  
(P.B. 177, PG. 136 -B.C.R.)

MIRAMAR PARKWAY  
(VARIABLE WIDTH R/W)

THIS DRAWING IS NOT VALID WITHOUT SHEET 1, 2, 4 & 5

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JOB No.:

18-3902

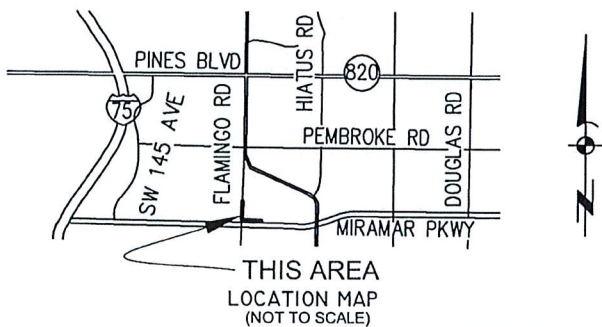
## **Exhibit B**

# **Miramar Central Plaza Plat Proposed Conditions Sketch & Legal Description**

AMENDED NON-VEHICULAR ACCESS LINE

**SURVEYOR'S NOTES**

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the West line of the northwest 1/4 of Section 25-51-40, North 1°49'30" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 5 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
  - A. Record plat entitled MIRAMAR CENTRAL PLAZA, Plat Book 182, Page 80, Broward County Public Records.
  - B. Record plat entitled GROVE PLAT, Plat Book 183, Page 5, Broward County Public Records.
  - C. Record plat entitled MIRAMAR RESIDENTIAL PLAT, Plat Book 175, Page 84, Broward County Public Records.
  - D. Record plat entitled Treo, Plat Book 177, Page 136, Broward County Public Records.
  - E. Florida Department of Transportation R/W Map Section 86190-2521, Sheet 10 & 11 of 15, last revision date 11-29-00.



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.  
Date of Preparation: June 20, 2019.

*Ronald L. Cooper* 1-23-2020  
 Donald L. Cooper, P.S.M. Date  
 Professional Surveyor and Mapper  
 Florida Registration No. 6269

DATE	REVISION	BY	CHK.
1-23-2020	REVISED	VV	DLC



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18-3902

**AMENDED NON-VEHICULAR ACCESS LINE****SHEET 2 OF 5****LEGAL DESCRIPTION**

A Non-Vehicular Access Line lying over and across portions of Lot 1 and Lot 2, **MIRAMAR CENTRAL PLAZA**, according to the Plat thereof, as recorded in Plat Book 182, Page 80, of the Public Records of Broward County, Florida, said line being more particularly described as follows:

**BEGIN** at the northwest corner of said Lot 1; thence along the West of said Lot 1 and Lot 2, South 1°49'30" East, 401.18 feet to the Point of Termination of said Non-Vehicular Access Line and the **POINT OF BEGINNING** of a 100.00 foot Access Opening; thence along said West line of Lot 2, continue South 1°49'30" East, 100.00 feet to the Point of Termination of said 100.00 foot Access Opening and the **POINT OF BEGINNING** of said Non-Vehicular Access Line; thence along said West line of Lot 1 and Lot 2, continue South 1°49'30" East, 546.31 feet to the most westerly southwest corner of said Lot 1; thence along said West line of Lot 1, South 45°56'19" East, 33.53 feet to the most southerly southwest corner of said Lot 1, said point being on the arc of a non-tangent curve with a radial line through said point bearing North 00°06'20" East; thence along the South line of said Lot 1 and southeasterly along the arc of said curve being concave to the southwest, having a radius of 6103.15 feet, a central angle of 2°21'29", an arc distance of 251.17 feet to the Point of Termination of said Non-Vehicular Access Line and the **POINT OF BEGINNING** of a 40.00 foot Access Opening; thence along said line and continuing southeasterly along the arc of said curve being concave to the southwest, having a radius of 6103.15 feet, a central angle of 00°22'32", an arc distance of 40.00 feet to the Point of Termination of said 40.00 foot Access Opening and the **POINT OF BEGINNING** of said Non-Vehicular Access Line; thence along said line and continuing southeasterly along the arc of said curve being concave to the southwest, having a radius of 6103.15 feet, a central angle of 3°02'10", an arc distance of 323.39 feet to a point of reverse curvature; thence along said line and southeasterly along the arc of said curve being concave to the northeast, having a radius of 5955.15 feet, a central angle of 00°04'22", an arc distance of 7.56 feet to the Point of Termination of said Non-Vehicular Access Line and the **POINT OF BEGINNING** of a 100.00 foot Access Opening; thence along said line and continuing southeasterly along the arc of said curve being concave to the northeast, having a radius of 5655.15 feet, a central angle of 00°57'44", an arc distance of 100.00 feet to the Point of Termination of said 100.00 foot Access Opening and the **POINT OF BEGINNING** of said Non-Vehicular Access Line; thence along said line and continuing southeasterly along the arc of said curve being concave to the northeast, having a radius of 5955.15 feet, a central angle of 3°53'46", an arc distance of 404.94 feet to the Point of Termination of said Non-Vehicular Access Line.

Said lands situate, lying, and being in the City of Miramar, Broward County, Florida.

THIS DRAWING IS NOT VALID WITHOUT SHEET 1, 3, 4 & 5



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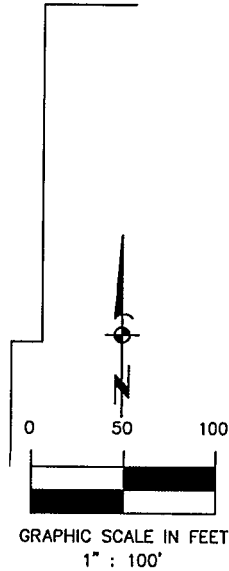
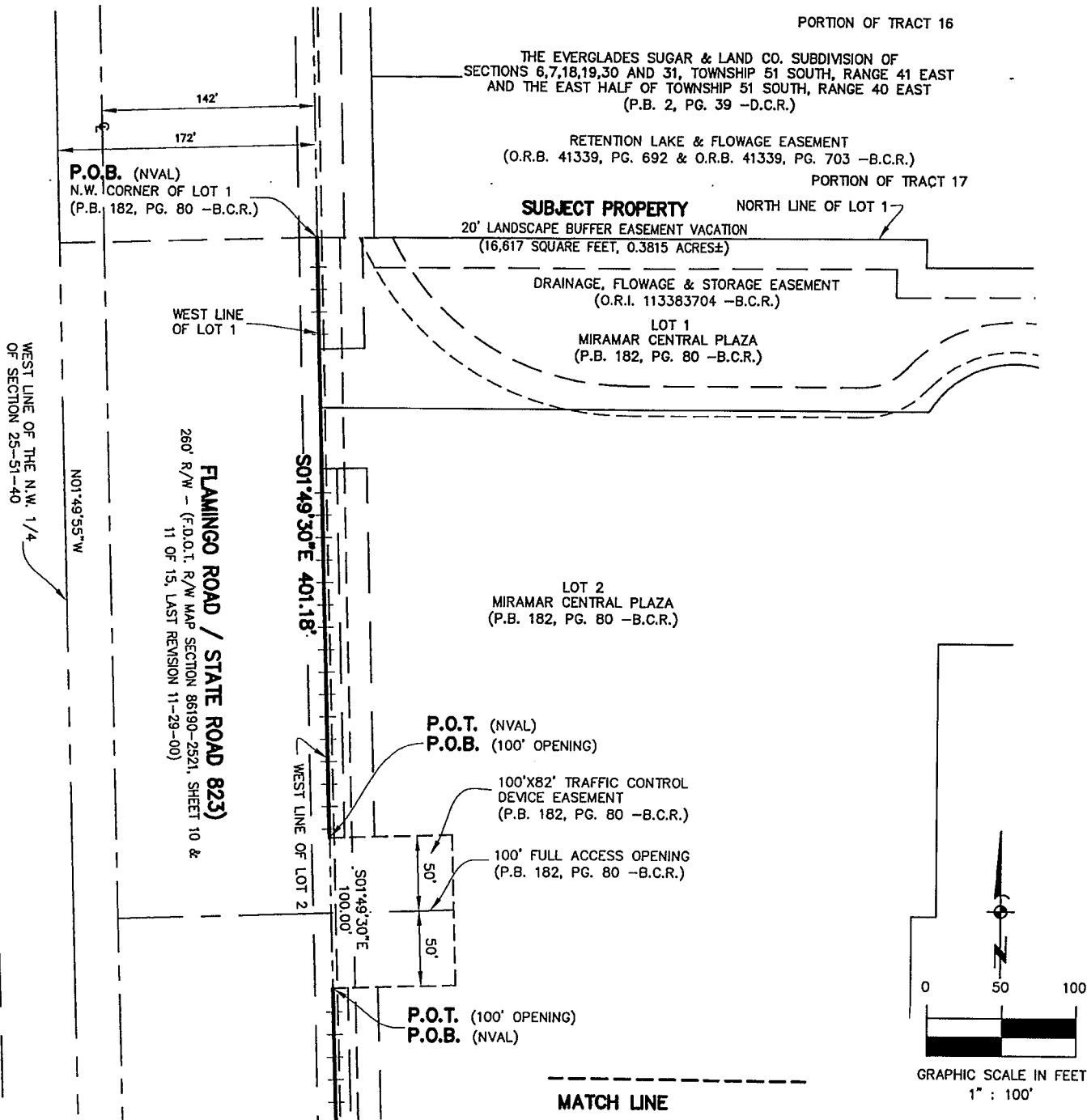
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JOB No.:

**18-3902**



AMENDED NON-VEHICULAR ACCESS LINE



MATCH LINE

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	MIAMI-DADE COUNTY RECORDS
⊙	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
△	CENTRAL ANGLE
L	ARC LENGTH
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL	NON-VEHICULAR ACCESS LINE
O.R.I.	OFFICIAL RECORDS INSTRUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
-P	PER RECORD PLAT
-C	AS CALCULATED

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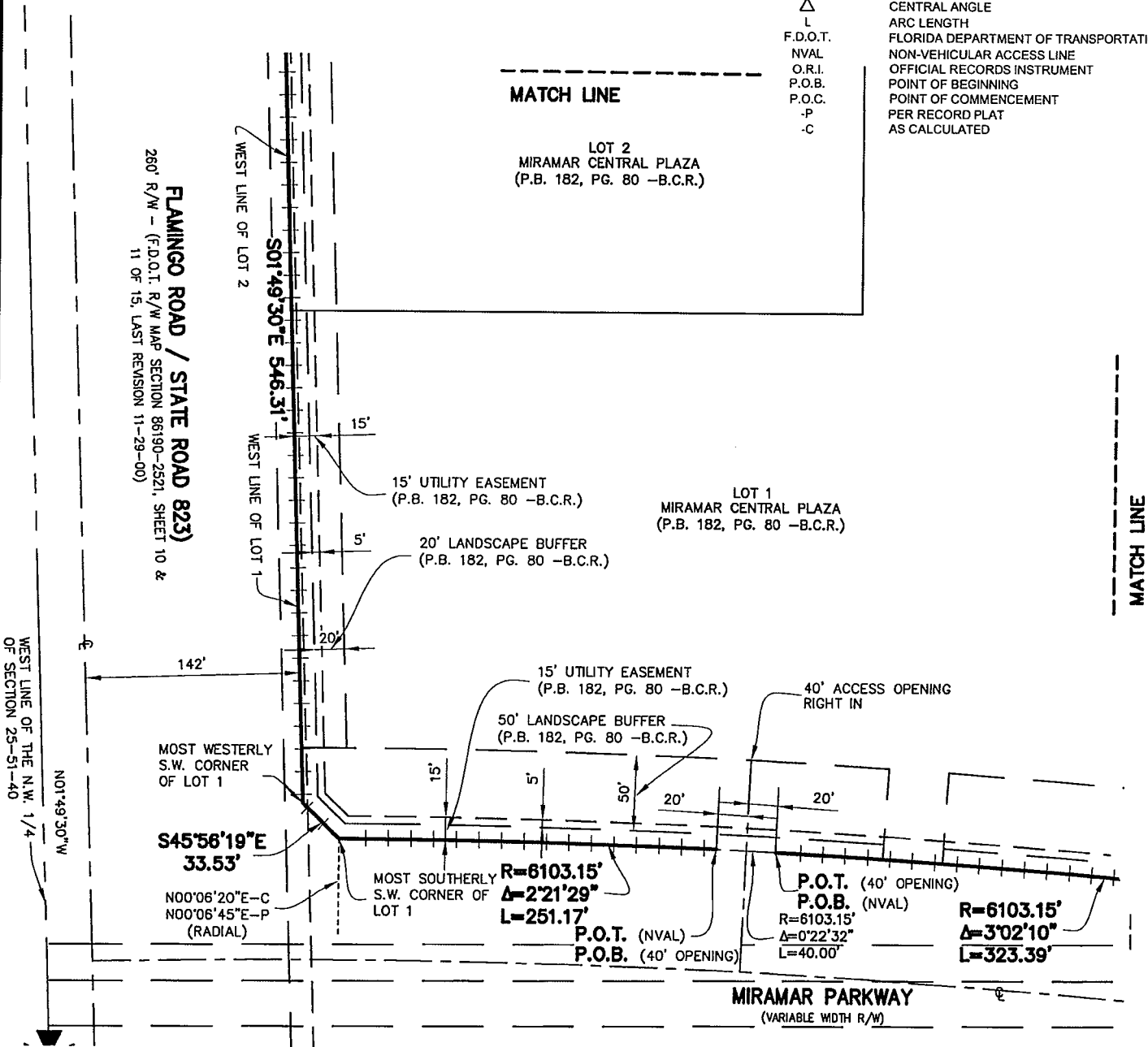
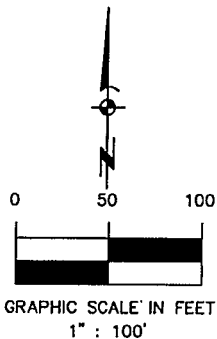
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**18-3902**

AMENDED NON-VEHICULAR ACCESS LINE

KEY TO ABBREVIATIONS LEGEND

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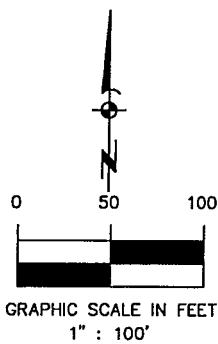
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**18-3902**

# AMENDED NON-VEHICULAR ACCESS LINE

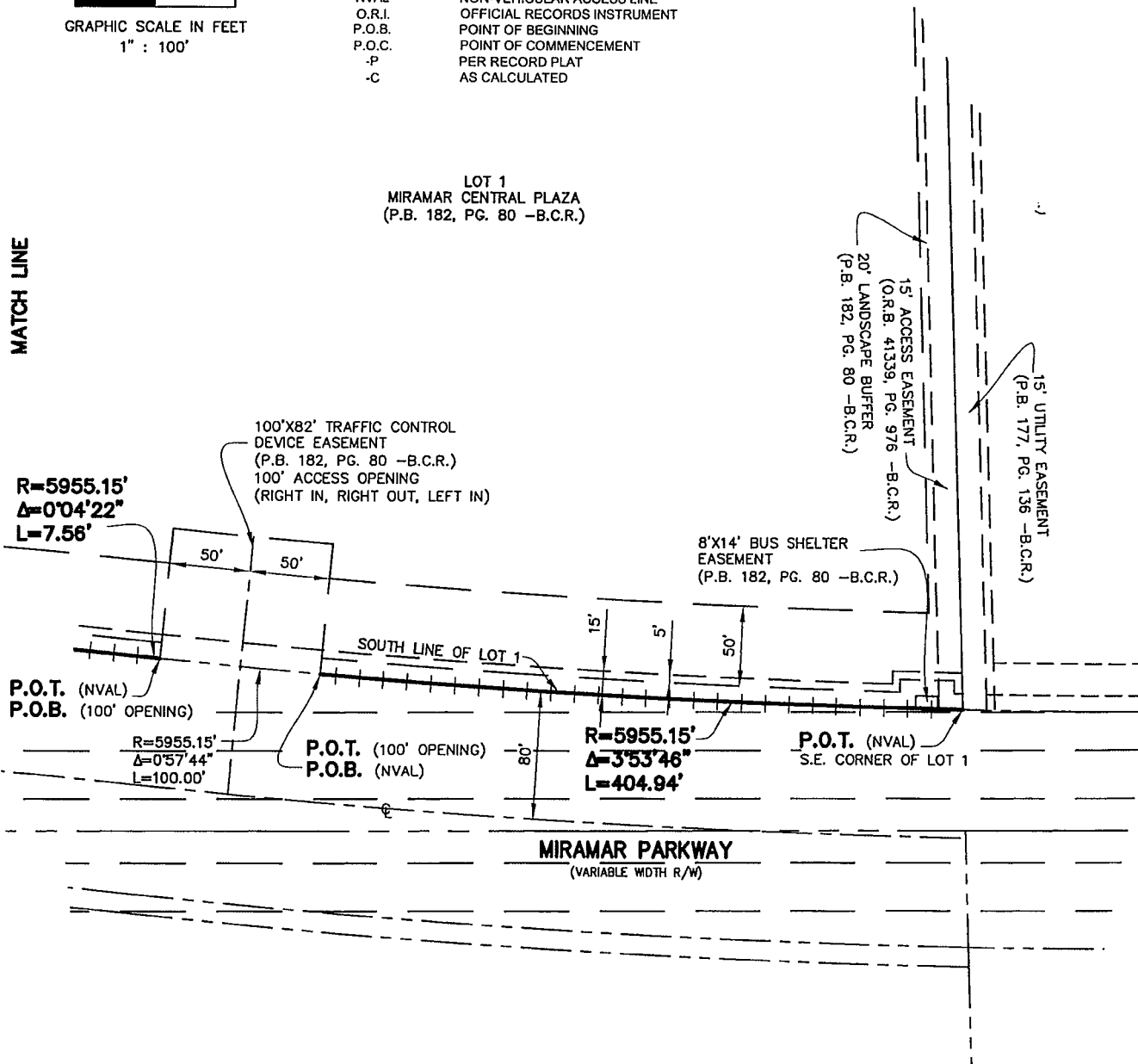
## KEY TO ABBREVIATIONS LEGEND

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LOT 1  
MIRAMAR CENTRAL PLAZA  
(P.B. 182, PG. 80 -B.C.R.)

MATCH LINE



THIS DRAWING IS NOT VALID WITHOUT SHEET 1, 2, 4 & 5

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# **Exhibit C**

## **Proposed Bus Shelter Sketch & Legal Description**

### LEGAL DESCRIPTION - Bus Shelter Easement

An easement lying over and across a portion of Lot 1, **MIRAMAR CENTRAL PLAZA**, according to the Plat thereof, as recorded in Plat Book 182, Page 80, of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCE** at the most southerly southwest corner of said Lot 1, said point being on the arc of a non-tangent curve with a radial line through said point bearing North 00°06'20" East; thence along the South line of said Lot 1 and southeasterly along the arc of said curve being concave to the southwest, having a radius of 6103.15 feet, a central angle of 04°09'20", an arc distance of 422.53 feet to the **POINT OF BEGINNING**; thence North 4°14'28" East, 15.00 feet; thence North 85°42'56" West, 4.38 feet; thence North 4°17'04" East, 8.00 feet; thence South 85°42'56" East, 14.00 feet; thence South 4°17'04" West, 8.00 feet; thence North 85°42'56" West, 4.62 feet; thence South 4°14'28" West, 15.00 feet to the aforesaid South line of Lot 1, said point being on the arc of a non-tangent curve with a radial line through said point bearing North 4°18'25" East; thence along said South line and northwesterly along the arc of said curve being concave to the southwest, having a radius of 6103.15 feet, a central angle of 00°02'49", an arc distance of 5.00 feet to the Point of Beginning.

Said lands situate, lying, and being in the City of Miramar, Broward County, Florida and containing 187 square feet (0.0043 acres) more or less.

### SURVEYOR'S NOTES


1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the West line of the northwest 1/4 of Section 25-51-40, North 1°49'55" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
  - A. Record plat entitled MIRAMAR CENTRAL PLAZA, Plat Book 182, Page 80, Broward County Public Records.
  - B. Record plat entitled GROVE PLAT, Plat Book 183, Page 5, Broward County Public Records.
  - C. Record plat entitled MIRAMAR RESIDENTIAL PLAT, Plat Book 175, Page 84, Broward County Public Records.
  - D. Record plat entitled Treo, Plat Book 177, Page 136, Broward County Public Records.
  - E. Florida Department of Transportation R/W Map Section 86190-2521, Sheet 10 & 11 of 15, last revision date 11-29-00.

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

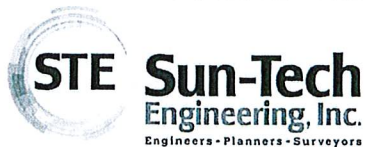
**Sun-Tech Engineering, Inc.**

Date of Preparation: January 23, 2020

  
 Donald L. Cooper, P.S.M.  
 Professional Surveyor and Mapper  
 Florida Registration No. 6269

1-23-2020  
 Date

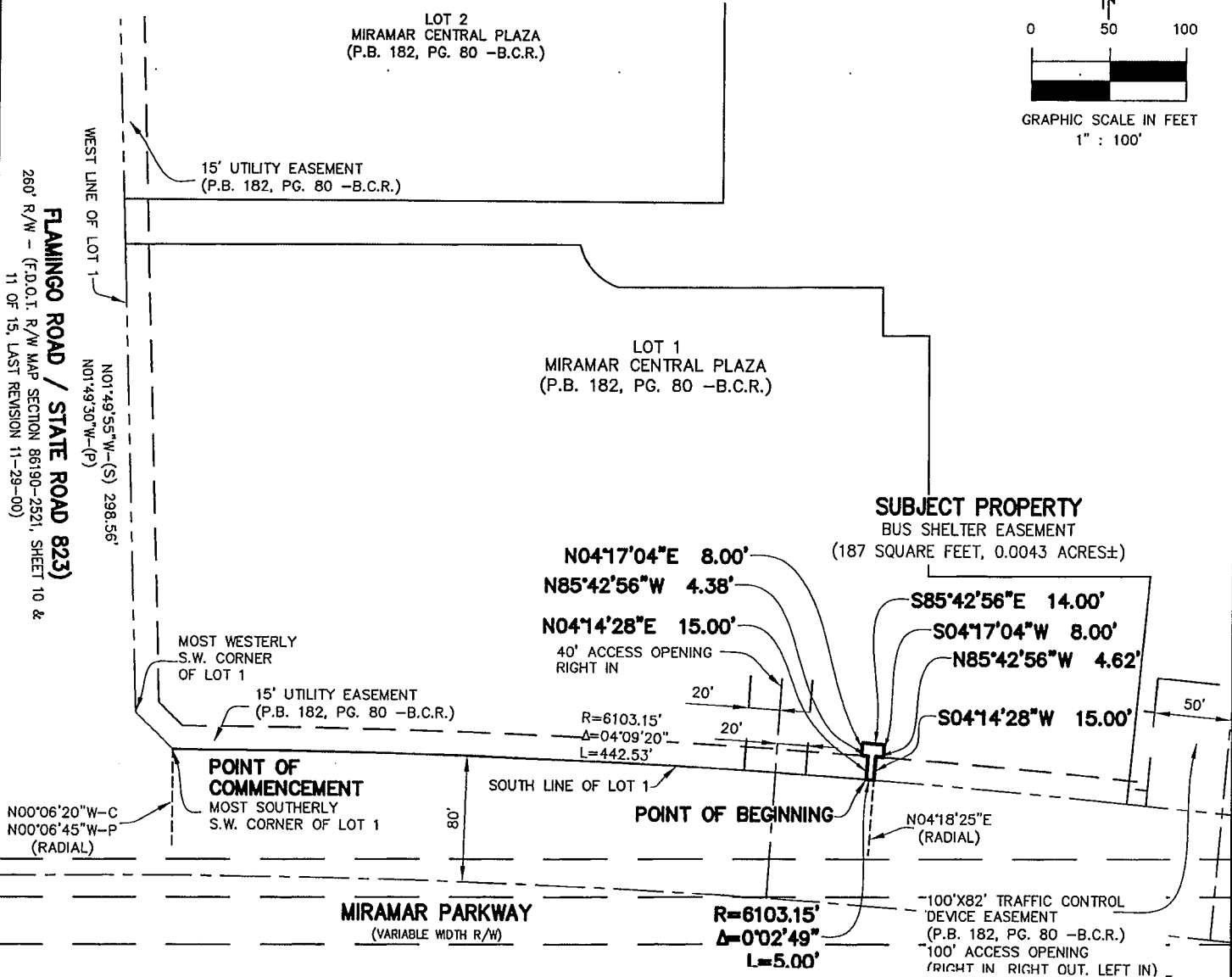
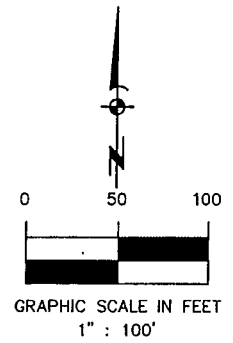
DATE	REVISION	BY	CHK.



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**KEY TO ABBREVIATIONS LEGEND**

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D.C.R.	MIAMI-DADE COUNTY RECORDS
☉	CENTERLINE
L.B.	LICENSED BUSINESS
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F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL	NON-VEHICULAR ACCESS LINE
O.R.I.	OFFICIAL RECORDS INSTRUMENT
(S)	PER SKETCH
-P	PER RECORD PLAT
-C	AS CALCULATED

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