

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 Miramar Central Plaza Plat

Plat/Site Plan Number 002-MP-14 Plat Book - Page 182-80 (If recorded)

Owner/Applicant FC Miramar Phase III, LLC Phone _____

Address 2199 Ponce de Leon Boulevard City Coral Gables State FL Zip Code 33134

Owner's E-mail Address _____ Fax # _____

Agent Greenspoon Marder LLP Phone 954-527-6209

Contact Person Dennis D. Mele, Esq.

Address 200 East Broward Boulevard City Ft. Lauderdale State FL Zip Code 33301

Agent's E-mail Address dennis.mele@gmlaw.com (CC: tyler.woolsey@) Fax # 954-333-4282

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):

INVAL amendment to relocate 40' access opening on Miramar Parkway and eliminate 80' access opening on Flamingo Road - 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 _____

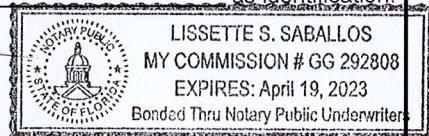
Sworn and subscribed to before me this 02 day of January, 2020

by Juan C. Porro He/she is personally known to me or as identification.

Has presented _____

Signature of Notary Public _____

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 TBD Fee \$ 2,400

Report Due 03/03/2020 Adjacent City none

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) _____

Title of Request NVAL amendment

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

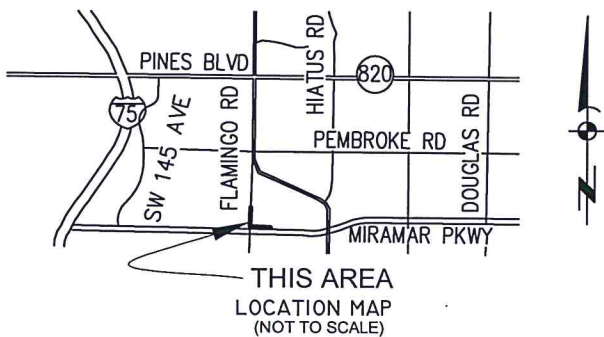
Exhibit A

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.
Date: 1-23-2020
Professional Surveyor and Mapper
Florida Registration No. 6269

| DATE | REVISION | BY | CHK. |
|------|----------|----|------|
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| | | | |
| | | | |



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Sunrise, FL 33351
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Fax (954) 777-3114

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JOB No.:
18-3902

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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JOB No.:

18-3902

EXISTING NON-VEHICULAR ACCESS LINE

THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6,7,18,19,30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST (P.B. 2, PG. 39 -D.C.R.)

RETENTION LAKE & FLOWAGE EASEMENT (O.R.B. 41339, PG. 692 & O.R.B. 41339, PG. 703 -B.C.R.)

PORTION OF TRACT 17

SUBJECT PROPERTY

NORTH LINE OF LOT 1

20' LANDSCAPE BUFFER EASEMENT VACATION (16,617 SQUARE FEET, 0.3815 ACRES±)

DRAINAGE, FLOWAGE & STORAGE EASEMENT (O.R.I. 113383704 -B.C.R.)

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

80' ACCESS OPENING
RIGHT IN, RIGHT OUT
(P.B. 182, PG. 80 -B.C.R.)

P.O.T. (80' OPENING)
P.O.B. (NVAL)

LOT 2
MIRAMAR CENTRAL PLAZA
(P.B. 182, PG. 80 -B.C.R.)

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

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

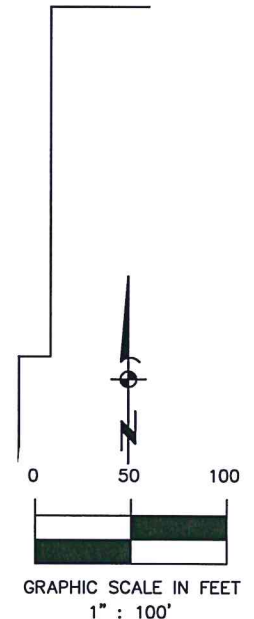
100' FULL ACCESS OPENING
(P.B. 182, PG. 80 -B.C.R.)

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

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 |



P.O.B. (NVAL)
N.W. CORNER OF LOT 1
(P.B. 182, PG. 80 -B.C.R.)

S01°49'30"E
74.70'

WEST LINE
OF LOT 1

P.O.T. (NVAL)
P.O.B. (80' OPENING)

S01°49'30"E
80.00'

260' R/W - (F.D.O.T. R/W MAP SECTION 86190-2521, SHEET 10 & 11 OF 15, LAST REVISION 11-29-00)

FLAMINGO ROAD / STATE ROAD 825)

S01°49'30"E
246.48'

WEST LINE OF LOT 2

S01°49'30"E
100.00'

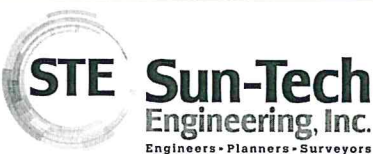
50'

50'

WEST LINE OF THE N.W. 1/4
OF SECTION 25-51-40

N01°49'55"W

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



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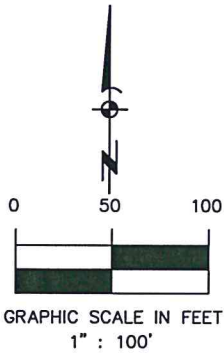
JOB No.:

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 |
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| -P | PER RECORD PLAT |
| -C | AS CALCULATED |



MATCH LINE

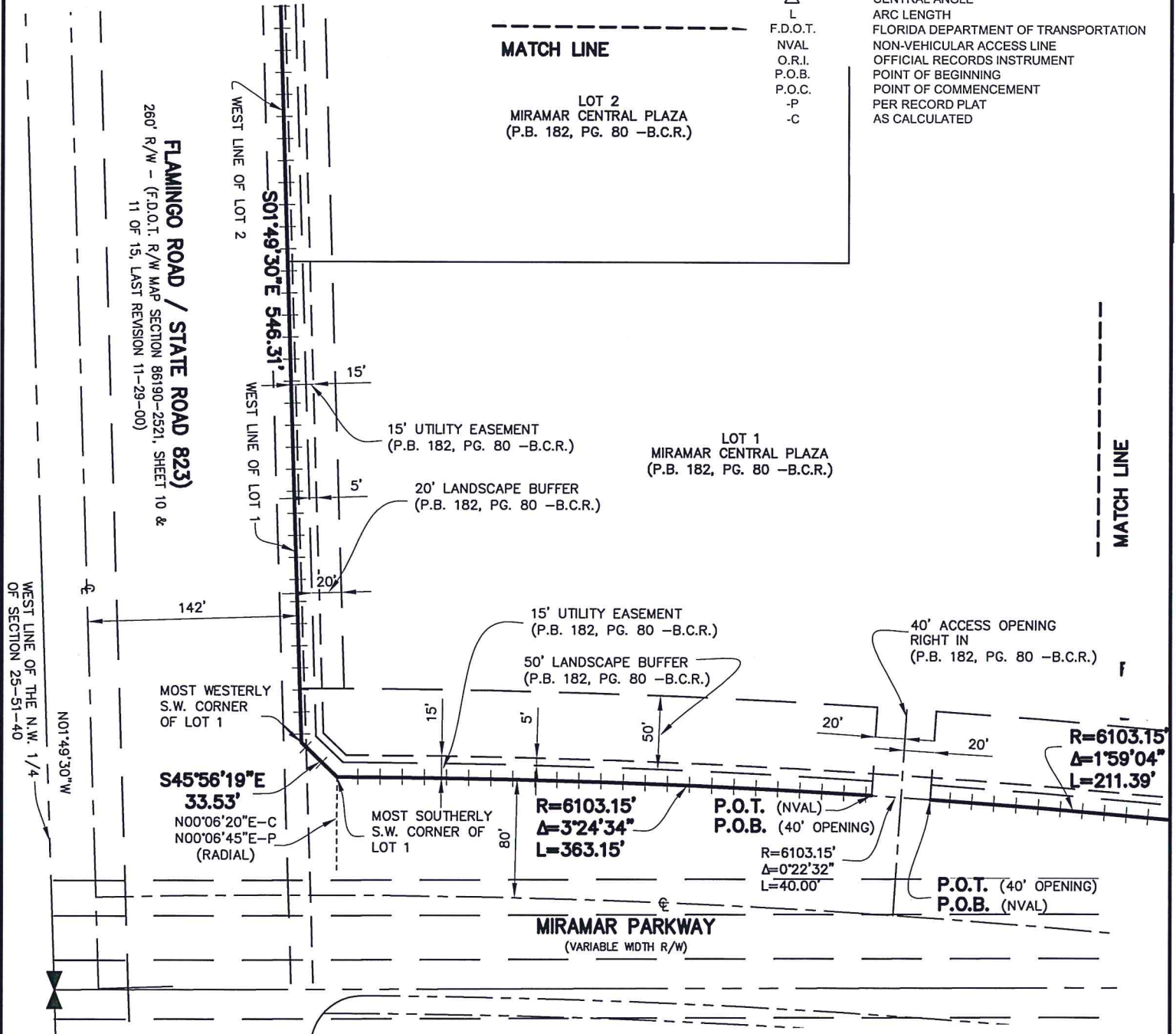
LOT 2
MIRAMAR CENTRAL PLAZA
(P.B. 182, PG. 80 -B.C.R.)

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

MATCH LINE

FLAMINGO ROAD / STATE ROAD 823
260' R/W - (F.D.O.T. R/W MAP SECTION 86190-2521, SHEET 10 & 11 OF 15, LAST REVISION 11-29-00)

WEST LINE OF THE N.W. 1/4 OF SECTION 25-51-40



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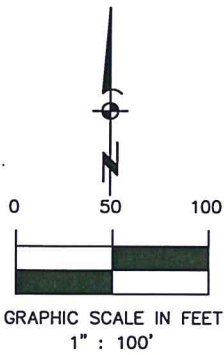
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EXISTING NON-VEHICULAR ACCESS LINE

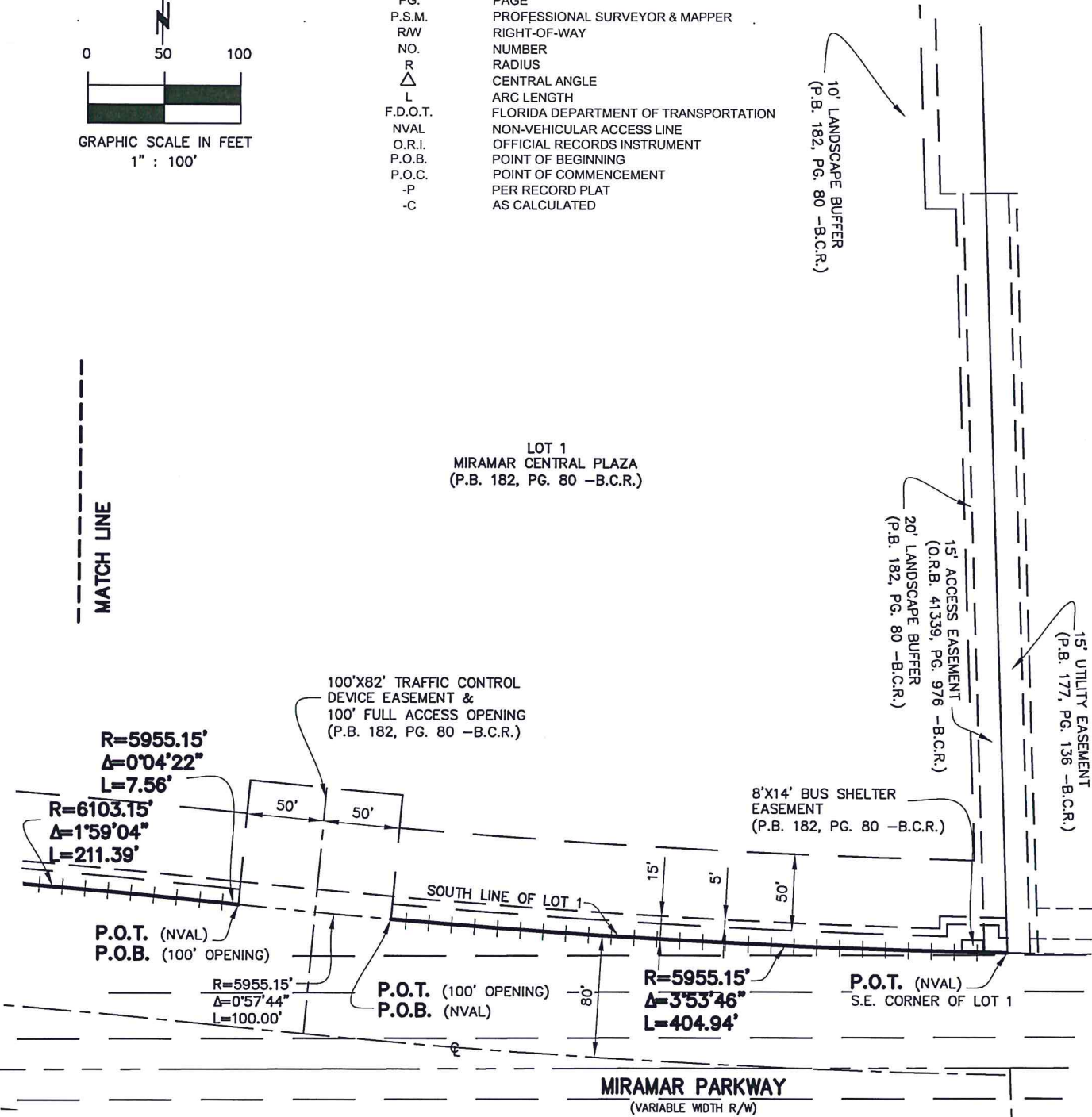
KEY TO ABBREVIATIONS LEGEND

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

MATCH LINE



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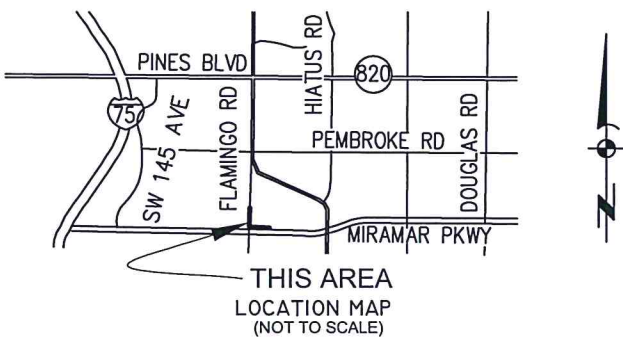
Exhibit B

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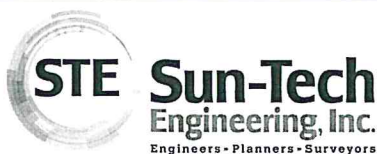
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I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

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

Donald L. Cooper 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 |
| | | | |
| | | | |



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

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 JOB No.:
18-3902

AMENDED 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 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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AMENDED NON-VEHICULAR ACCESS LINE

PORTION OF TRACT 16

THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6,7,18,19,30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST (P.B. 2, PG. 39 -D.C.R.)

RETENTION LAKE & FLOWAGE EASEMENT (O.R.B. 41339, PG. 692 & O.R.B. 41339, PG. 703 -B.C.R.)

PORTION OF TRACT 17

SUBJECT PROPERTY

20' LANDSCAPE BUFFER EASEMENT VACATION (16,617 SQUARE FEET, 0.3815 ACRES±)

DRAINAGE, FLOWAGE & STORAGE EASEMENT (O.R.I. 113383704 -B.C.R.)

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

LOT 2
MIRAMAR CENTRAL PLAZA
(P.B. 182, PG. 80 -B.C.R.)

P.O.B. (NVAL)
N.W. CORNER OF LOT 1
(P.B. 182, PG. 80 -B.C.R.)

WEST LINE OF LOT 1

WEST LINE OF THE N.W. 1/4 OF SECTION 25-51-40

N01°49'55"W

FLAMINGO ROAD / STATE ROAD 823
260' R/W - (F.D.O.T. R/W MAP SECTION 86190-2521, SHEET 10 & 11 OF 15, LAST REVISION 11-29-00)

S01°49'30"E 401.18'

WEST LINE OF LOT 2

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

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

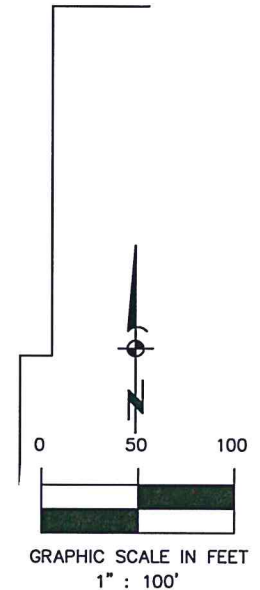
100' FULL ACCESS OPENING (P.B. 182, PG. 80 -B.C.R.)

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

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 |



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



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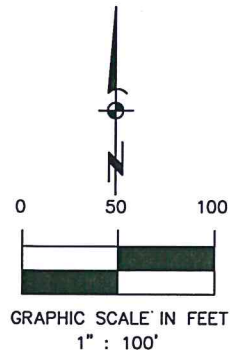
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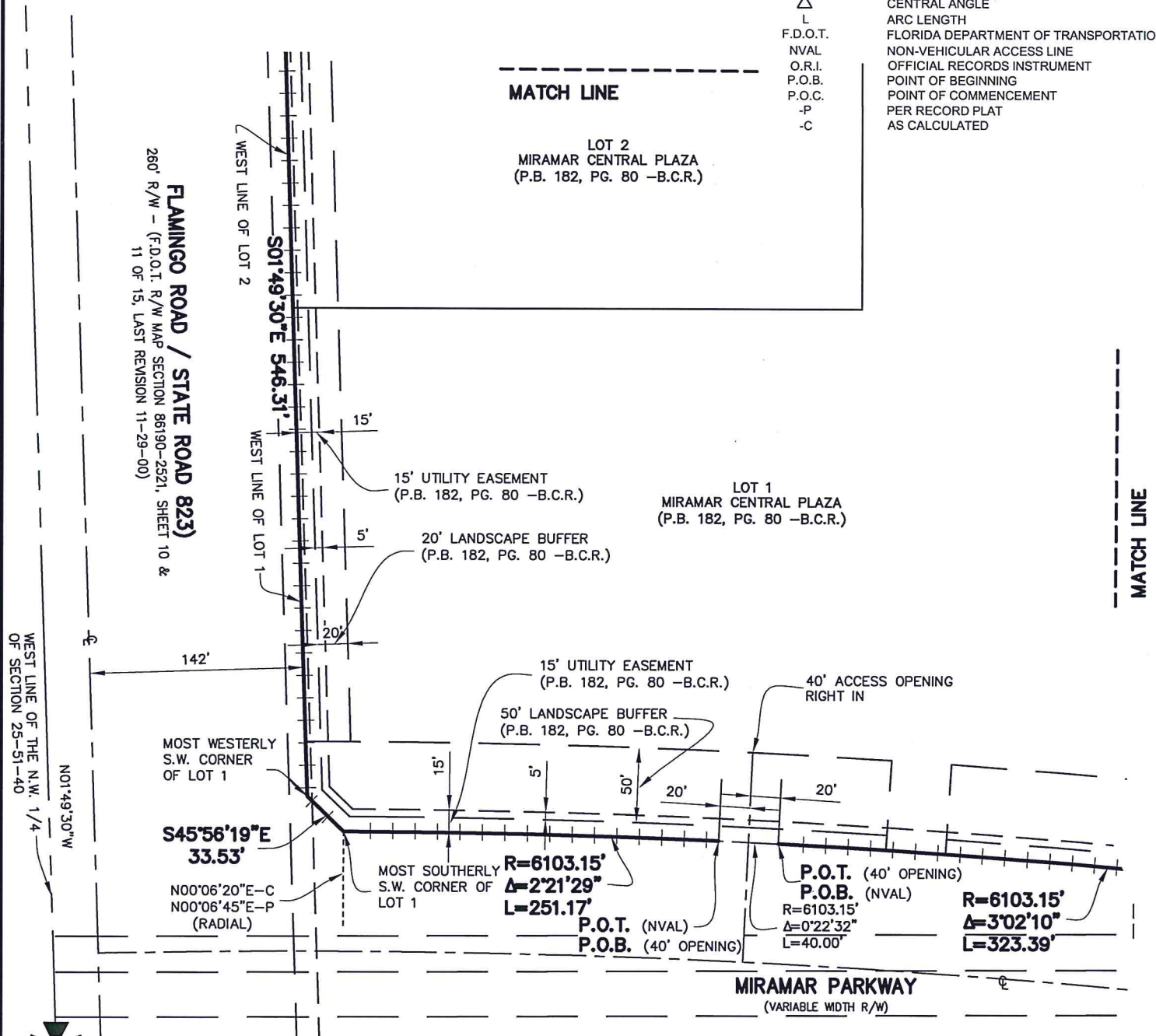
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AMENDED NON-VEHICULAR ACCESS LINE

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 |
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| P.S.M. | PROFESSIONAL SURVEYOR & MAPPER |
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| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
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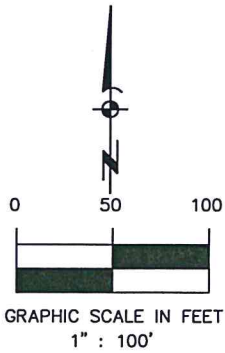
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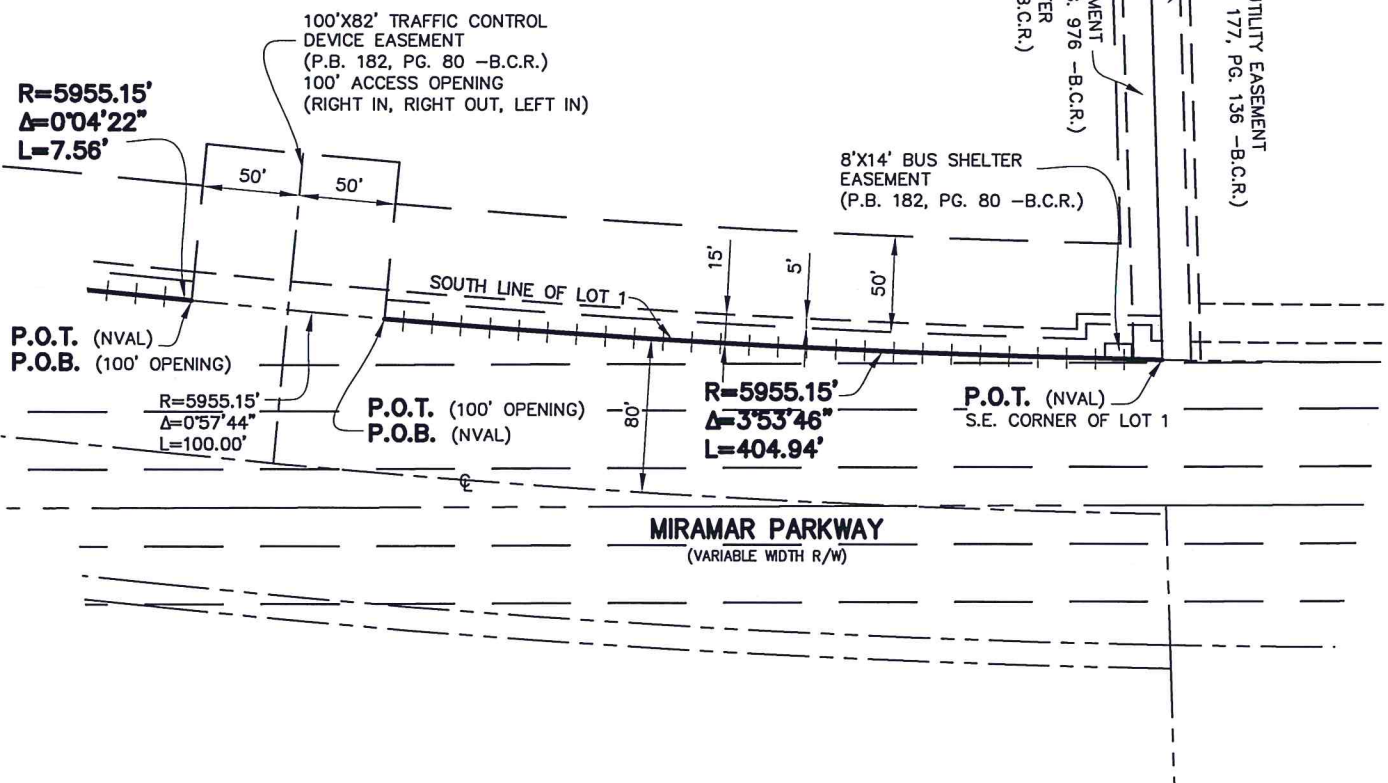
KEY TO ABBREVIATIONS LEGEND

| | |
|----------|--------------------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| D.C.R. | MIAMI-DADE COUNTY RECORDS |
| CL | CENTERLINE |
| L.B. | LICENSED BUSINESS |
| O.R.B. | OFFICIAL RECORDS BOOK |
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LOT 1
MIRAMAR CENTRAL PLAZA
(P.B. 182, PG. 80 -B.C.R.)

MATCH LINE



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