



PULICE LAND SURVEYORS, INC.

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



August 7, 2019

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: "PLANTATION 441", AKA THE PALMS AT PLANTATION
 1019 S. STATE ROAD 7, PLANTATION, FLORIDA – FINDINGS OF ADEQUACY**

Dear Ms. Sesodia,

We represent Planation 441 LTD on the above-referenced project. To accommodate the new assisted living facility (ALF), we are asking to amend the restrictive note on the "PLANTATION 441" plat in order to allow the redevelopment of this site.

The current plat note reads as follows:

This plat is restricted to 217,800 square feet of warehouse/office use, which permits up to 50% ancillary office use. No banks or commercial/retail uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The proposed plat note will read as follows:


This plat is restricted to an assisted living facility (ALF) with 124 sleeping rooms (111 dwelling unit equivalents).

Furthermore, we are asking to amend the non-vehicular access line (NVAL) on the "PLANTATION 441" plat in order to accommodate the new opening configuration.

The existing NVAL runs along the entire length of the East plat limit except for a 50' opening approximately 143' from the North plat limit. The proposed NVAL runs along the entire East plat limit except for a 25' opening approximately 156' from the North plat limit and a second 25' opening approximately 115' from the South plat limit. See Exhibits A and B.

Should you have any questions or need any information, please do not hesitate to contact us.

Sincerely,
PULICE LAND SURVEYORS, INC.


 Rachel Ross
 Planning Assistant

Encl.



SKETCH & 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:**

A PORTION OF THE EAST BOUNDARY OF TRACT "A", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (US HIGHWAY No. 441), "PLANTATION 441", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 154, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A", SAID POINT LYING ON SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 01°51'17" WEST, THIS AND THE FOLLOWING SIX (6) COURSES BEING ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, 215.48 FEET TO POINT OF TERMINATION 'A'; THENCE CONTINUE NORTH 01°51'17" WEST 32.52 FEET; THENCE NORTH 88°32'30" EAST 12.18 FEET; THENCE NORTH 01°33'45" WEST 17.56 FEET TO POINT OF BEGINNING 'B'; THENCE CONTINUE NORTH 01°33'45" WEST 82.86 FEET; THENCE SOUTH 88°26'15" WEST 3.00 FEET; THENCE NORTH 01°33'45" WEST 60.02 FEET TO POINT OF TERMINATION 'B', BEING THE NORTHEAST CORNER OF SAID TRACT "A".

SAID LANDS SITUATE, LYING & BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF TRACT "A", BEING N01°51'17"E.
- 2) THIS IS NOT A SKETCH OF SURVEY & DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

FILE: SAGESTONE PARTNERS, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 65165A

DATE: 11/7/18

EXISTING NON-VEHICULAR ACCESS LINE

PLANTATION, BROWARD COUNTY, FLORIDA

FOR: PALMS OF PLANTATION

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THRU 3,
INCLUSIVE

JOHN F. PULICE, PROFESSIONAL SURVEYOR & MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR & MAPPER LS6136

SKETCH & LEGAL DESCRIPTION

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"441 MOTEL"
PLAT BOOK 73, PAGE 48

TRACT "A"
"PLANTATION 441"
PLAT BOOK 178, PAGE 154

NON-VEHICULAR
ACCESS LINE
LOCATION

STATE ROAD No. 7
(US HIGHWAY No. 441)

PARCEL "A"
"PLANTATION SEVEN"
PLAT BOOK 151, PAGE 20

LOT 1 LOT 2
"PALM PLAT"
PLAT BOOK 143, PAGE 10

PARCEL "A"
"KATULKA PLAT"
PLAT BOOK 169, PAGE 5

ACREAGE
PORTION OF SECTION
12-50-41

PARCEL "A"
"P.P.C. SUBDIVISION"
PLAT BOOK 67,
PAGE 39

PETERS ROAD

LOCATION MAP
NOT TO SCALE

FILE: SAGESTONE PARTNERS, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 65165A

DATE: 11/7/18

EXISTING NON-VEHICULAR ACCESS LINE

PLANTATION, BROWARD COUNTY, FLORIDA

FOR: PALMS OF PLANTATION

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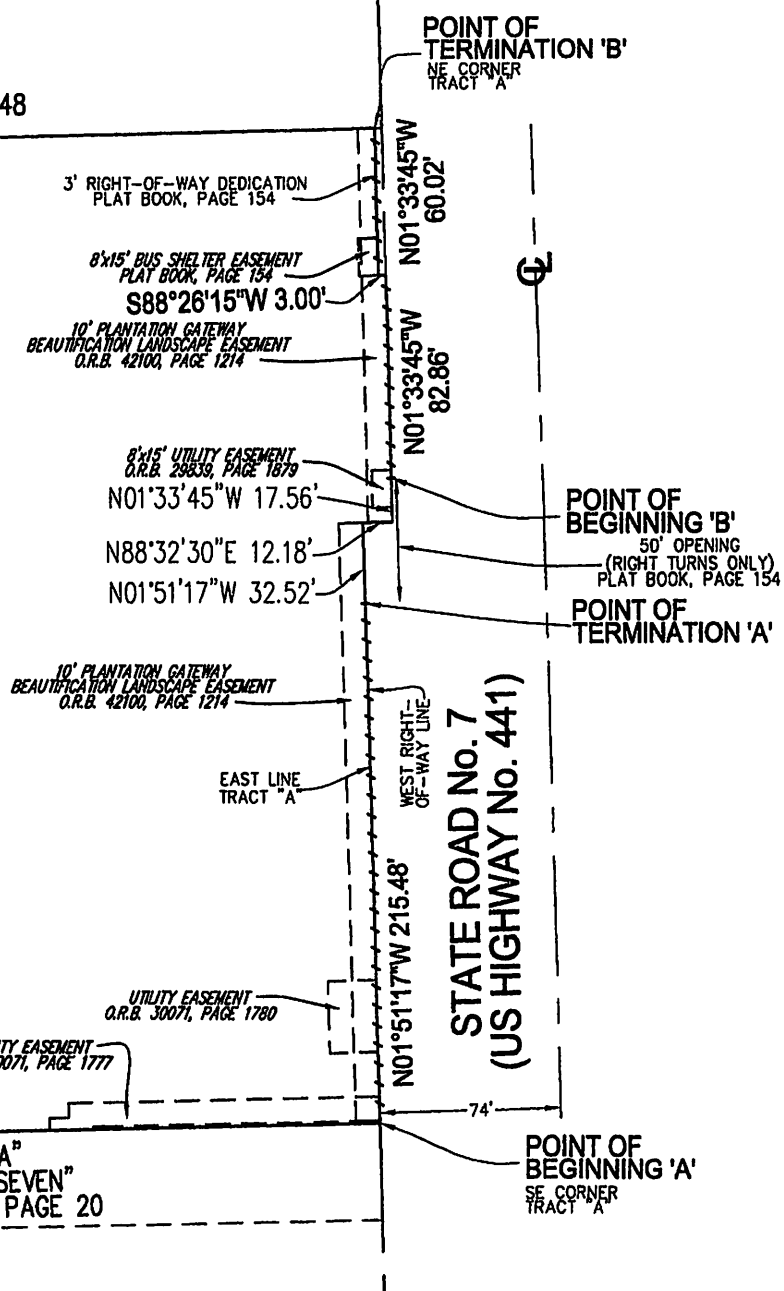
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"441 MOTEL"
PLAT BOOK 73, PAGE 48

TRACT "A"
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PLAT BOOK 178, PAGE 154

PARCEL "A"
"PLANTATION SEVEN"
PLAT BOOK 151, PAGE 20



FILE: SAGESTONE PARTNERS, LLC
 SCALE: 1"=80' DRAWN: L.S.
 ORDER NO.: 65165A
 DATE: 11/7/18
 EXISTING NON-VEHICULAR ACCESS LINE
 PLANTATION, BROWARD COUNTY, FLORIDA
 FOR: PALMS OF PLANTATION

SHEET 3 OF 3

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LEGEND:

- /-/ - NON-VEHICULAR ACCESS LINE
- O.R.B. OFFICIAL RECORDS BOOK



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BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A", SAID POINT LYING ON SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 01°51'17" WEST, THIS AND THE FOLLOWING NINE (9) COURSES BEING ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, 115.30 FEET TO POINT OF TERMINATION 'A'; THENCE CONTINUE NORTH 01°51'17" WEST 25.00 FEET TO POINT OF BEGINNING 'B'; THENCE CONTINUE NORTH 01°51'17" WEST 87.18 FEET TO POINT OF TERMINATION 'B'; THENCE CONTINUE NORTH 01°51'17" WEST 20.52 FEET; THENCE NORTH 88°32'30" EAST 12.18 FEET; THENCE NORTH 01°33'45" WEST 4.56 FEET TO POINT OF BEGINNING 'C'; THENCE CONTINUE NORTH 01°33'45" WEST 95.86 FEET; THENCE SOUTH 88°26'15" WEST 3.00 FEET; THENCE NORTH 01°33'45" WEST 60.02 FEET TO POINT OF TERMINATION 'C', BEING THE NORTHEAST CORNER OF SAID TRACT "A".

SAID LANDS SITUATE, LYING & BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

NOTES:

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FILE: SAGESTONE PARTNERS, LLC

SCALE: N/A DRAWN: L.S.

ORDER NO.: 65165B

DATE: 11/7/18

PROPOSED NON-VEHICULAR ACCESS LINE

PLANTATION, BROWARD COUNTY, FLORIDA

FOR: PALMS OF PLANTATION

SHEET 1 OF 3

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NON-VEHICULAR
ACCESS LINE
LOCATION

STATE ROAD No. 7
(US HIGHWAY No. 441)

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"PLANTATION SEVEN"
PLAT BOOK 151, PAGE 20

LOT 1 LOT 2
"P.A.L. PLAT"
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ACREAGE
PORTION OF SECTION
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PARCEL "A"
"P.P.C. SUBDIVISION"
PLAT BOOK 67,
PAGE 39

PETERS ROAD

LOCATION MAP
NOT TO SCALE

FILE: SAGESTONE PARTNERS, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 65165B

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PROPOSED NON-VEHICULAR ACCESS LINE

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"PLANTATION SEVEN"
PLAT BOOK 151, PAGE 20

POINT OF
TERMINATION 'C'
NE CORNER
TRACT 'A'

STATE ROAD No. 7
(US HIGHWAY No. 441)

POINT OF
BEGINNING 'C'

25' OPENING
(RIGHT TURNS IN ONLY)

POINT OF
TERMINATION 'B'

POINT OF
BEGINNING 'B'

25' OPENING
(RIGHT TURNS OUT ONLY)

POINT OF
TERMINATION 'A'

POINT OF
BEGINNING 'A'
SE CORNER
TRACT 'A'

3' RIGHT-OF-WAY DEDICATION
PLAT BOOK, PAGE 154

8x15' BUS SHELTER EASEMENT
PLAT BOOK, PAGE 134

S88°26'15"W 3.00'

10' PLANTATION GATEWAY
BEAUTIFICATION LANDSCAPE EASEMENT
O.R.B. 42100, PAGE 1214

8x15' UTILITY EASEMENT
O.R.B. 29839, PAGE 1879

N01°33'45"W 4.56'

N88°32'30"E 12.18'

N01°51'17"W 20.52'

N01°51'17"W 87.18'

10' PLANTATION GATEWAY
BEAUTIFICATION LANDSCAPE EASEMENT
O.R.B. 42100, PAGE 1214

EAST LINE
TRACT 'A'

N01°51'17"W 25.00'

UTILITY EASEMENT
O.R.B. 30071, PAGE 1780

UTILITY EASEMENT
O.R.B. 30071, PAGE 1777

N01°33'45"W
60.02'

N01°33'45"W
95.86'

N01°51'17"W
115.30'

WEST RIGHT-
OF-WAY LINE

74'



FILE: SAGESTONE PARTNERS, LLC

SCALE: 1"=80'

DRAWN: L.S.

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