

Application Number 165-MP-84

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

<b>Project Information</b>			
Plat/Site Plan Name <b>Pembroke Lakes Regional Center Plat</b>			
Plat/Site Number <u>165-MP-84</u>		Plat Book - Page (if recorded) <b>PB 127 PG 50</b>	
Owner/Applicant/Petitioner Name <b>South Broward Hospital District</b>			
Address <b>3501 Johnson Street</b>		City <b>Hollywood</b>	State <b>FL</b>
Phone <b>954-265-8674</b>		Email <b>mgreenspan@mhs.net</b>	
Agent for Owner/Applicant/Petitioner <b>Hope W. Calhoun, Esq.</b>		Contact Person <b>Hope W. Calhoun, Esq.</b>	
Address <b>14 SE 4th Street, Suite 36</b>		City <b>Boca Raton</b>	State <b>FL</b>
Phone <b>561-405-3336</b>		Email <b>hcalhoun@dmbblaw.com</b>	
Folio(s) <b>5140-1313-0028 and 5140-1313-0024</b>			
Location <u>East</u> side of <u>Flamingo</u> at/between/and <u>4th St. (access road)</u> and/of <u>Pines Blvd.</u> <small>north side/corner north street name street name / side/corner street name</small>			

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



<b>Application Status</b>			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<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 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 type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
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
<b>If YES, please answer the following questions.</b>	
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.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
<b>If the answer is "Yes" to any of the questions above</b>	
<b>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.</b>	



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

**Existing Land Use**

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

Are there any existing structures on the site?  Yes  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 (Petco)	See attached		YES   NO	<del>YES</del>   NO	HAS   <del>WILL</del>   NO
Commercial (Toys-R-Us)	See attached		YES   NO	<del>YES</del>   NO	HAS   <del>WILL</del>   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	6.87 acres



**NOTARY PUBLIC: Owner/Agent Certification**

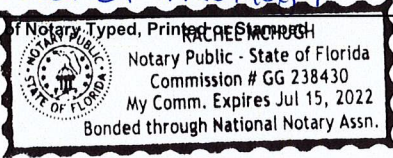
This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature] \_\_\_\_\_ Date 4/20/2021

**NOTARY PUBLIC**

**STATE OF FLORIDA**  
**COUNTY OF BROWARD** Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 20 day of April, 2021, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Rachel McHugh  
Name of Notary, Typed, Printed RACHEL MCHUGH  


[Signature]  
Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type  
Note Amendment

Application Date <u>06/02/2021</u>	Acceptance Date <u>06/08/2021</u>	Fee <u>\$ 2,090</u>
Comments Due <u>06/28/2021</u>	Report Due <u>07/08/2021</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities  
none

Plats       Surveys       Site Plans       Landscaping Plans       Lighting Plans  
 City Letter       Agreements

Other: narrative, FDOT letter, Opinion Title

Distribute To  
 Full Review       Planning Council       School Board       Land Use & Permitting  
 Health Department       Zoning Code Services (BMSD only)       Administrative Review

Other:

Received By  
[Signature]





Application Number 165-MP-84

## Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Note Amendment

Project Questionnaire					
Please answer the questions marked for the type of application checked.					
	1. Why is this property being platted? Attach an additional sheet(s) if necessary.				
	2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number <input type="checkbox"/> Yes <input type="checkbox"/> No or Official Record Book and Page Number.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
	3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). <input type="checkbox"/> Yes <input type="checkbox"/> No				
X	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
X	5. Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease <input type="checkbox"/> No Change				
X	6. Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	7. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. <input type="checkbox"/> Yes <input type="checkbox"/> No				
	8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <input type="checkbox"/> Yes <input type="checkbox"/> No				
	9. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. <input type="checkbox"/> Yes <input type="checkbox"/> No				
	10. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). <input type="checkbox"/> Yes <input type="checkbox"/> No				



	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	<table border="1"> <tr> <td>Name/Title</td> </tr> </table>		Name/Title			
Name/Title						
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No				
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
	<table border="1"> <tr> <td>Facility Name</td> </tr> <tr> <td>City of Hollywood Water Treatment Plant</td> </tr> <tr> <td>Address</td> </tr> <tr> <td>3441 Hollywood Boulevard, Hollywood, FL 33021</td> </tr> </table>		Facility Name	City of Hollywood Water Treatment Plant	Address	3441 Hollywood Boulevard, Hollywood, FL 33021
Facility Name						
City of Hollywood Water Treatment Plant						
Address						
3441 Hollywood Boulevard, Hollywood, FL 33021						
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
	<table border="1"> <tr> <td>Facility Name</td> </tr> <tr> <td>City of Hollywood</td> </tr> <tr> <td>Address</td> </tr> <tr> <td>3441 Hollywood Boulevard, Hollywood, FL 33021</td> </tr> </table>		Facility Name	City of Hollywood	Address	3441 Hollywood Boulevard, Hollywood, FL 33021
Facility Name						
City of Hollywood						
Address						
3441 Hollywood Boulevard, Hollywood, FL 33021						



X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>
	Solid Waste Collector
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>
	FPL – Name/Title
	AT&T – Name/Title
X	27. Estimate or state the total number of on-site parking spaces to be provided. <span style="float: right; text-align: center;">Spaces <b>331</b></span>
X	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship. <span style="float: right; text-align: center;">Seating <b>N/A</b></span>





Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman

Hope Calhoun  
Dwayne Dickerson  
Ele Zachariades  
Matthew H. Scott

Christina Bilenki  
Lauren G. Odom  
Nicole Jaeger  
Rachael Bond Palmer

May 3, 2021

**Sent via E-mail:** [jsesodia@broward.org](mailto:jsesodia@broward.org)

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

**RE: Pembroke Lakes Regional Center Plat / Delegation Request**

Dear Josie:

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

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

**From:**

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

**To:**

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



Sincerely,

DUNAY, MISKEL AND BACKMAN, LLP



Hope W. Calhoun, Esq.

Cc: Mark Greenspan, Memorial Hospital Director of Construction and Design Services,  
[MGreenspan@mhs.net](mailto:MGreenspan@mhs.net)  
Mark Rickards, Kimley-Horn, [mark.rickards@kimley-horn.com](mailto:mark.rickards@kimley-horn.com)

RECEIVED  
JUN 2 2011  
Engineering & Construction Dept.

RECEIVED  
JUN 2 2011  
Engineering & Construction Dept.

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

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

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

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

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

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

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

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

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

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

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

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



**NOTES:**

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

CALVIN, GIORDANO AND ASSOCIATES, INC.

**Steven M.  
Watts**

Digitally signed by Steven  
M. Watts  
Date: 2021.09.01 11:05:07  
-04'00'

---

Steven M. Watts  
Professional Surveyor and Mapper  
Florida Registration Number PSM 4588

FLAMINGO ROAD (S.W. 124TH AVENUE)  
(PUBLIC RIGHT-OF-WAY)

WEST LINE TRACT "B"  
30' DRAINAGE, LANDSCAPE & UTILITY EASEMENT  
P.B. 127, PG. 50, B.C.R.  
PEDESTRIAN EASEMENT-O.R.B. 20781, PG. 361, B.C.R.  
300'21'16"W  
686.79'  
10'  
30'  
102.04'  
788.83' (TOTAL)  
102.04'  
48.86'  
543'54'30"E

PARCEL ID#: 5140-13-13-0028  
OWNER: SOUTH BROWARD HOSPITAL DISTRICT

TRACT "B"  
PEMBROKE LAKES REGIONAL CENTER  
P.B. 127, PG. 50, B.C.R.

TRACT "B-1"  
TOTAL AREA = 6.845 ACRES

TRACT "B"  
PEMBROKE LAKES REGIONAL CENTER  
P.B. 127, PG. 50, B.C.R.

PARCEL ID#: 5140-13-13-0024  
OWNER: SOUTH BROWARD HOSPITAL DISTRICT

12" UTILITY EASEMENT-P.B. 127, PG. 50, B.C.R.  
10'  
PEDESTRIAN EASEMENT-O.R.B. 20781, PG. 361, B.C.R.  
40' ROADWAY EASEMENT-P.B. 127, PG. 50, B.C.R.  
SOUTH LINE, TRACT "B"

EASEMENT AREA NO. 2-O.R.B. 22956, PG. 941, B.C.R.

N01'49'45"E

822.82'

UTILITY EASEMENT  
O.R.B. 49041, PG. 1939, B.C.R.

UTILITY EASEMENT  
O.R.B. 49041, PG. 1939, B.C.R.

PINES BOULEVARD (S.R. 820)  
(PUBLIC RIGHT-OF-WAY)

LEGEND:

- B.C.R. = BROWARD COUNTY RECORDS
- L.B. = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- SEC. = SECTION

N00'21'16"E  
100.03'

S88'10'15"E

S88'10'15"E

100'

SOUTH LINE, N 1/2, SECTION 13-51-40

318.38'

P.O.C.  
WEST 1/4,  
SEC. 13-51-40

THIS IS NOT A SURVEY



SKETCH & LEGAL DESCRIPTION  
TRACT "B-1"  
MEMORIAL HEALTHCARE SYSTEM  
PEMBROKE LAKES REGIONAL CENTER

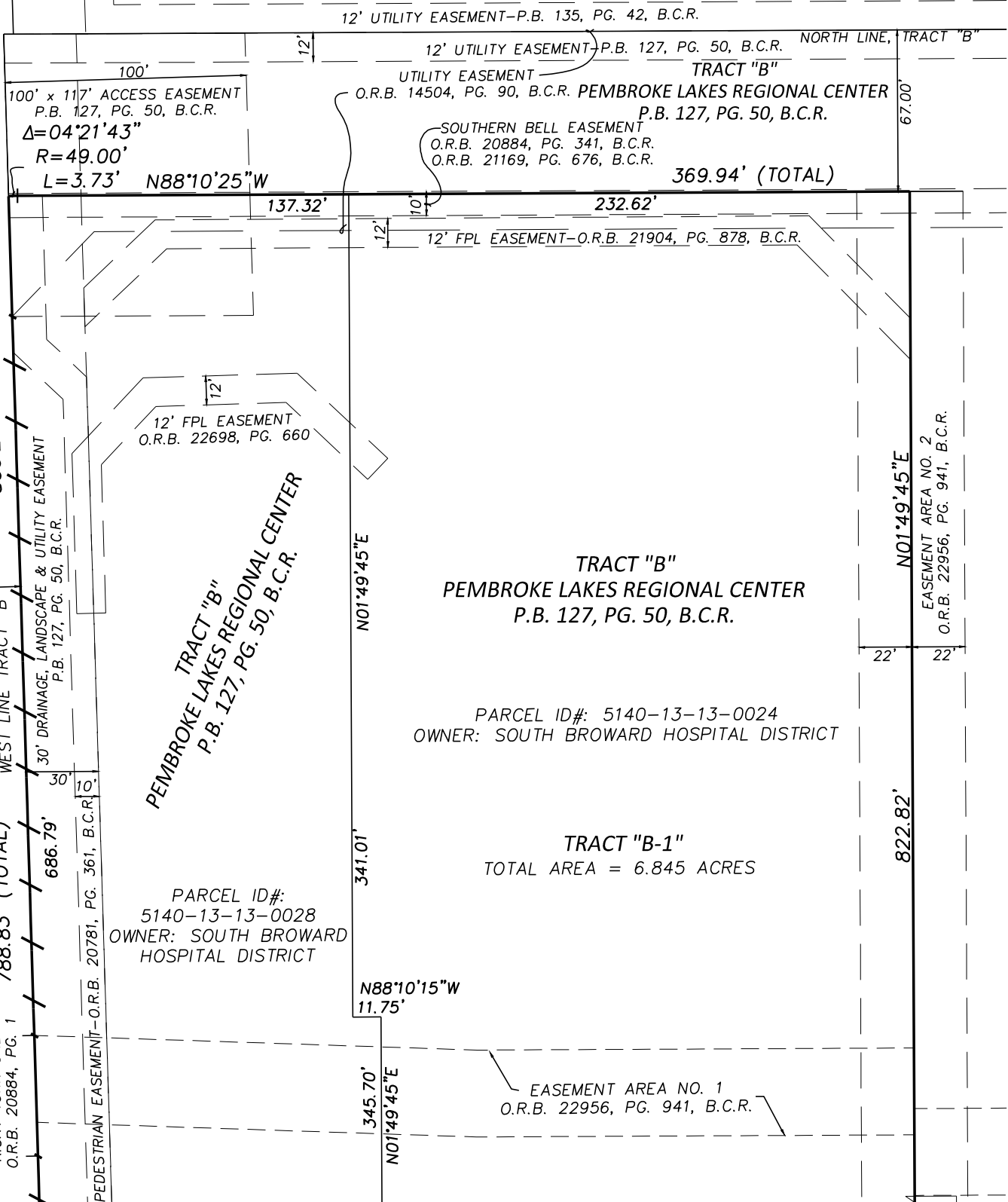
SCALE  
1"=60'  
DATE  
08/31/2021

PROJECT No.  
21-4192  
CAD FILE

SHEET  
3  
OF  
4



TRACT 'A'  
"SOUTHWEST MEMORIAL HOSPITAL PLAT"  
P.B. 135, PG. 42, B.C.R.



THIS IS NOT A SURVEY

MATCHLINE-SEE SHEET 3

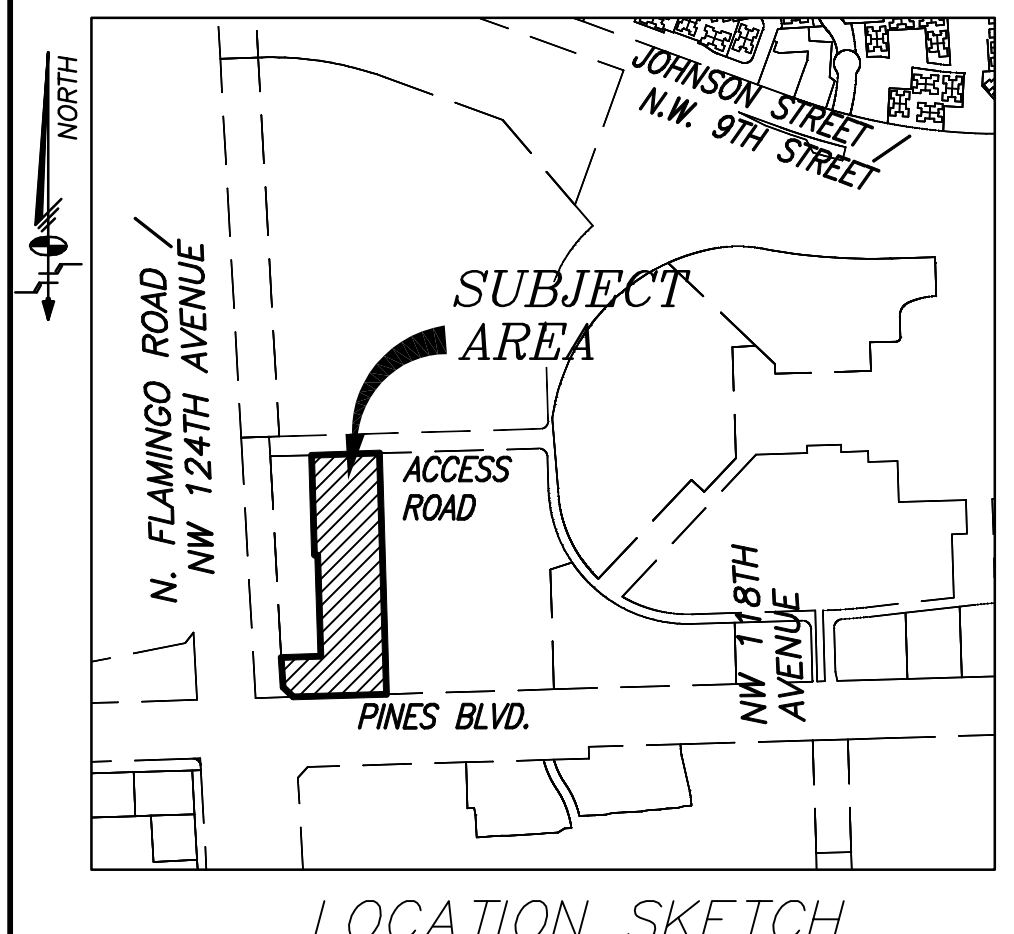


SKETCH & LEGAL DESCRIPTION  
TRACT "B-1"  
MEMORIAL HEALTHCARE SYSTEM  
PEMBROKE LAKES REGIONAL CENTER

SCALE  
1"=60'  
DATE  
08/31/2021

PROJECT No.  
21-4192  
CAD FILE

SHEET  
4  
OF  
4



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

SURVEYOR'S NOTES:

- 1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N88°10'15"W ALONG THE NORTH RIGHT-OF-WAY LINE OF PINES BOULEVARD... 2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT... 3. AREA OF THE PROPERTY DESCRIBED HEREON IS: 203,317± SQ. FT. (4.668± ACRES)...

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

- 6. Restrictions, covenants, conditions and assessments as contained on the Plat of PEMBROKE LAKES REGIONAL CENTER... 7. Terms, conditions, and provisions of Ordinance No. 789 by the Pembroke Pines City Commission... 8. Terms, conditions, and provisions of Ordinance No. 793 by the Pembroke Pines City Commission...

CERTIFIED TO:

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

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS...

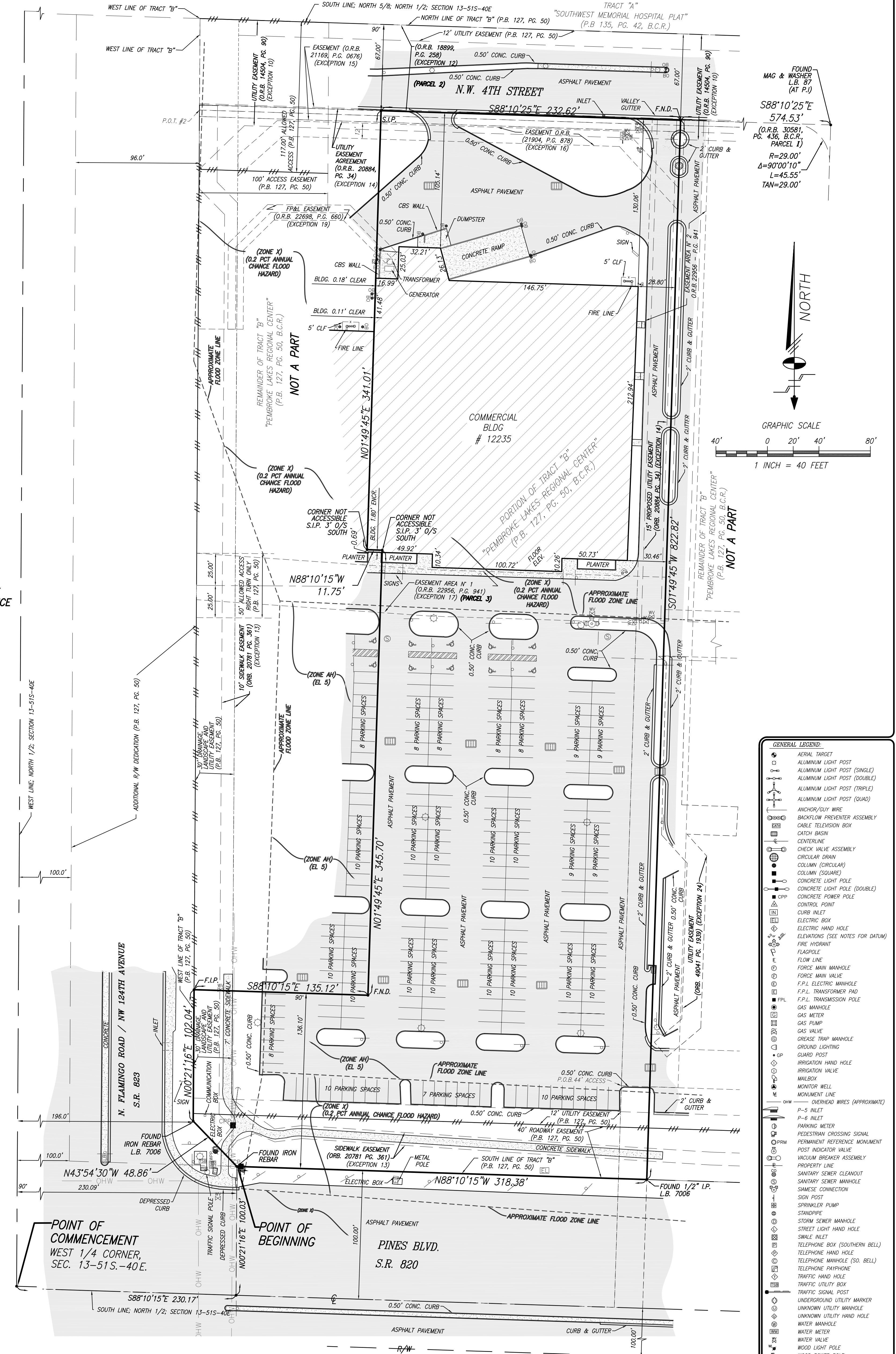
Schwebke-Shishkin & Associates, Inc. DATE OF PLAT OR MAP: 08/28/2018

MARK STEVEN JOHNSON, PRINCIPAL PROFESSIONAL LAND SURVEYOR No. 4775 STATE OF FLORIDA

Table with columns: DATE, ORDER NO., FIELD BOOK, REMARKS, BY. Includes revision entry for 08/27/18.

ALTA/NSPS LAND TITLE SURVEY

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



LEGAL DESCRIPTION

PARCEL 1 (FEE SIMPLE) A PORTION OF TRACT 'B', PEMBROKE LAKES REGIONAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA...

PARCEL 2 (EASEMENT) EASEMENTS AS CREATED BY AND SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIONS BY PEMBROKE LAKES MALL, LTD., A FLORIDA LIMITED PARTNERSHIP...

PARCEL 3 (EASEMENT) EASEMENTS BENEFITTING THE FEE PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT BY AND BETWEEN TOYS 'R' US, INC. AND DELAWARE, INC. AND TRI-DB PETS, LLC...

PARCEL 4 (EASEMENT) EASEMENTS BENEFITTING THE FEE PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT BY AND BETWEEN TOYS 'R' US, INC. AND DELAWARE, INC. AND TRI-DB PETS, LLC...

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

GENERAL LEGEND listing symbols for ALUMINUM LIGHT POST, BACKFLOW PREVENTER ASSEMBLY, CABLE TELEVISION BOX, etc.

ABBREVIATIONS: R denotes RADIIUS, A denotes DELTA ANGLE, etc.

PAINTED UNDERGROUND UTILITIES (APPROXIMATE) listing symbols for COMMUNICATION, DRAINAGE, etc.

FILE No. B-2032 SHEET 1 OF 1 SHEETS

FILE No. B-2032

Schwebke-Shishkin & Associates, Inc. LAND PLANNERS ENGINEERS LAND SURVEYORS 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: GR/AG, N.R. Date: 08-07-18 Checked By: M.S.J. Date: Order No. 208834 F.B. No. BC 513-1 Scale: AS SHOWN