



**Application to Amend or Revise Level of Approved Development**

**INSTRUCTIONS**

This form is used to apply for amendments or revisions to the current level of development previously approved. 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 required documentation attached. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat Name Walmart Oakland Park

Plat Number 26-MP-16 Plat Book - Page 183 - 253 (If recorded)

Owner/Applicant Wal-Mart Stores East LP Phone 479-204-0258

Address 2608 SE J Street City Bentonville State AR Zip Code 72716-5535

Owner's E-mail Address \_\_\_\_\_ Fax # \_\_\_\_\_

Agent Ram Realty Acquisitions V LLC Phone 561-630-6110

Contact Person Mark Van Dyke

Address 4801 PGA Boulevard City \_\_\_\_\_ State FL Zip Code 33418

Agent's E-mail Address MVanDyke@ramrealestate.com Fax # \_\_\_\_\_

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat See attached narrative

Proposed note for entire plat See attached narrative

**PLEASE ANSWER THE FOLLOWING QUESTIONS**

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  
 Yes  No  Don't Know  
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?  Yes  No  
 If YES, provide LUPA number: \_\_\_\_\_

Does the note represent a change in TRIPS?  Increase  Decrease  No Change  
 Does the note represent a major change in Land Use?  Yes  No

Will project be served by an approved potable water plant? If YES, state name and address.  Yes  No  
Peeler - Dwyer, 1500 State Road 7, Davie, FL 33317

Will project be served by an approved sewage treatment plant? If YES, state name and address.  Yes  No  
George T. Lehmyer, 1524-1698 SE 18th St, Ft Lauderdale, FL 33316

Are on-site wells for potable water currently in use or proposed?  Yes  No

Are septic tanks current in use or proposed?  Yes  No

Estimate or state the total number of on-site parking spaces to be provided SPACES 528

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS \_\_\_\_\_

Number of students for a daycare center or school STUDENTS \_\_\_\_\_

Reasons for this request (Attach additional sheet if necessary.) See attached narrative

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

**Please see reverse side 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.**

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

*School Concurrency Submission Requirements*

- **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.

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that 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 is defined by the definition in the Land Development Code.

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	117,692 SF		No	Yes	Yes

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

**OWNER/AGENT CERTIFICATION**

State of Florida

County of Palm Beach

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 Karen D. Geller

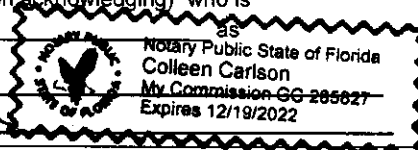
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of May, 2020 (year)

By Karen D. Geller, Vice President (name of person acknowledging) who is

personally known to me or  has presented \_\_\_\_\_ as identification.

Signature of Notary Public Colleen Carlson

Type or Print Name Colleen Carlson



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

Time 11:00 AM Application Date 07/01/2020 Acceptance Date 07/02/2020

Comments Due 07/23/2020 C.C. Mtg. Date TBD Fee \$ 2,090

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments(Describe) FDOT letter email from city

Title of Request note amendment

Distribute to:  Full Review  Planning Council  School Board  Land Use & Permitting

Health Department (on septic tanks and/or wells)  Zoning Code Services (unincorporated area only)

Planning & Redevelopment (unincorporated area only)  Other \_\_\_\_\_

Adjacent City Wilton Manors Received by [Signature]

**WALMART OAKLAND PARK PLAT**

**PLAT NOTE AMENDMENT NARRATIVE**

**Plat Book 121, Page 34 BCR**

**May 14, 2020**

**Background.** Ram Realty Acquisitions V LLC (“Developer”) is the developer of the property included on the WALMART OAKLAND PARK Plat, recorded in Plat Book 183, Page 253 of the Public Records of Broward County, Florida (“Plat”). The Plat is generally located on the southeast corner of NE 6<sup>th</sup> Avenue and East Oakland Park Boulevard in the City of Oakland Park. The Developer is proposing to amend the plat note restriction of the Plat.

The applicant is proposing to separate the plat into two (2) subparcels, one for the commercial portion on the northern end of the property and one for the residential portion on the southern end of the property. The sketch and legal description for the proposed “Parcel A1” is attached hereto as **Exhibit “A”**. The sketch and legal description for the proposed “Parcel A2” is attached hereto as **Exhibit “B”**.

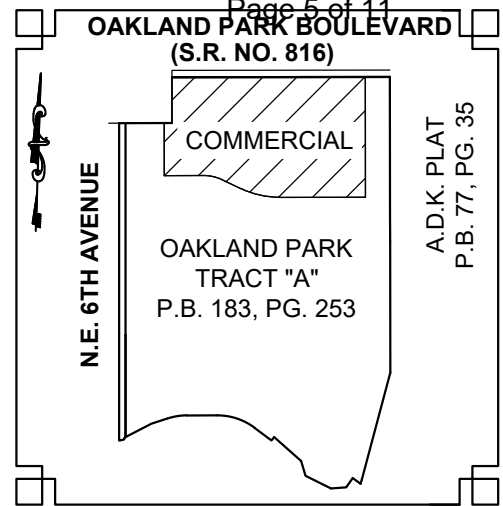
The current plat note language is attached hereto as **Exhibit “C”** and the proposed plat note language is attached hereto as **Exhibit “D”**.

**EXHIBIT "A"**

**SKETCH AND LEGAL DESCRIPTION OF PROPOSED "PARCEL A1"**

[see attached sketch and legal description]

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
 LYING IN WALMART OAKLAND PARK,  
 RECORDED IN PLAT BOOK 183, PAGE 253  
 BROWARD COUNTY, FLORIDA



**KEY MAP**  
 NOT TO SCALE

**LEGAL DESCRIPTION:**

A PORTION OF TRACT "A" OF WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF TRACT "A"; AS RECORDED IN WALMART OAKLAND PARK, PLAT BOOK 183, PAGE 253, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;  
 THENCE SOUTH 88°10'40" WEST, A DISTANCE OF 58.37 FEET ALONG THE NORTH LINE OF TRACT "A" TO **THE POINT OF BEGINNING**;  
 THENCE SOUTH 01°49'20" EAST, A DISTANCE OF 285.19 FEET;  
 THENCE SOUTH 88°10'40" WEST, A DISTANCE OF 203.40 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 214.00 FEET;  
 THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°35'24", AN ARC DISTANCE OF 95.58 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 66°13'56" WEST, A DISTANCE OF 49.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET;  
 THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°46'47" AN ARC DISTANCE OF 44.99 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 87°59'17" WEST, A DISTANCE OF 93.21 FEET;  
 THENCE NORTH 01° 49'19" WEST, A DISTANCE OF 124.80 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A";  
 THENCE ALONG THE NORTH LINE OF SAID TRACT "A" THE FOLLOWING THREE COURSES; NORTH 88°10'40" EAST, A DISTANCE OF 18.39 FEET;  
 THENCE NORTH 01°44'14" WEST, A DISTANCE OF 108.50 FEET;  
 THENCE NORTH 88°10'40" EAST, A DISTANCE OF 458.71 FEET TO THE **POINT OF BEGINNING**. SAID LAND LYING AND BEING IN OAKLAND PARK, BROWARD COUNTY, FLORIDA.

CONTAINING 125,071.80 SQUARE FEET, OR 2.87 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

\_\_\_\_\_  
 STEVEN N. BRICKLEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE No. LS - 6841

\_\_\_\_\_  
 DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.  
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE PLAT OF WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE NORTH LINE OF TRACT "A" OF SAID PLAT BEING NORTH 88°10'40" EAST.

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

**COMMERCIAL PARCEL**  
**WALMART OAKLAND PARK**

**BROWARD COUNTY**

**FLORIDA**

PATH: P:\New Projects\010674-01-001\Survey\Topo

PROJECT NO. 010674-01-001

REVISED DATE:

DATE: SEP. 17, 2020

CADD FILE: 0674 COMM SKT

SCALE: N/A

SHEET 1 OF 2

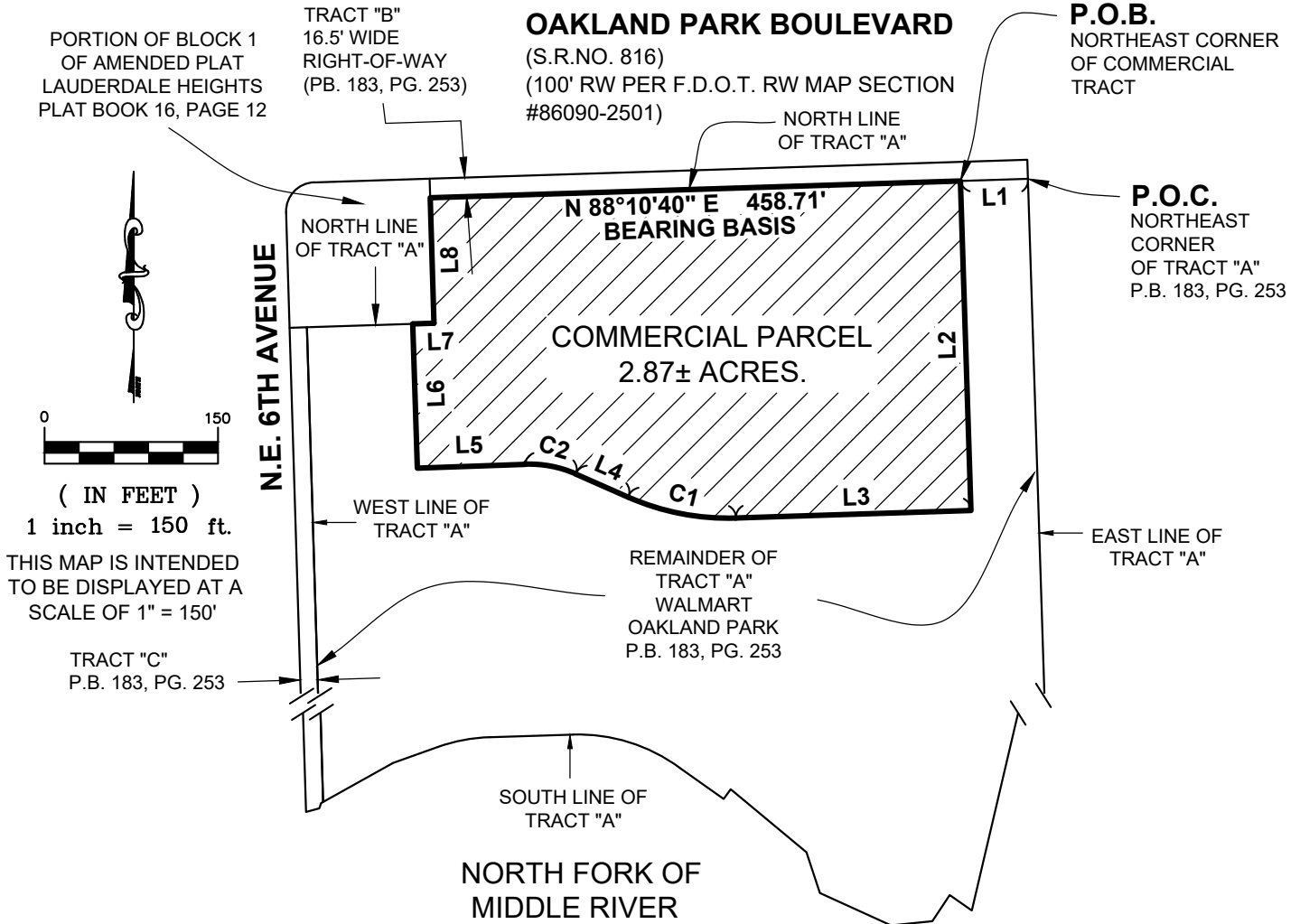


Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
 301 SE Ocean Blvd. Fax: (772) 220-7881  
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Ⓢ Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253  
BROWARD COUNTY, FLORIDA



( IN FEET )  
1 inch = 150 ft.  
THIS MAP IS INTENDED  
TO BE DISPLAYED AT A  
SCALE OF 1" = 150'

**LEGEND**

- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- S.R. = STATE ROAD
- = SUBJECT PARCEL

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 88°10'40" W	58.37'
L2	S 01°49'20" E	285.19'
L3	S 88°10'40" W	203.40'
L4	N 66°13'56" W	49.55'

LINE TABLE		
LINE #	BEARING	LENGTH
L5	S 87°59'17" W	93.21'
L6	N 01°49'19" W	124.80'
L7	N 88°10'40" E	18.39'
L8	N 01°44'14" W	108.50'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	214.00'	25°35'24"	95.58'	N 79°01'18" W	95.79'
C2	100.00'	25°46'47"	44.99'	N 79°07'19" W	44.62'

NOTE: SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION OF SKETCH.  
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF  
DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

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**COMMERCIAL PARCEL  
WALMART OAKLAND PARK**

**BROWARD COUNTY FLORIDA**

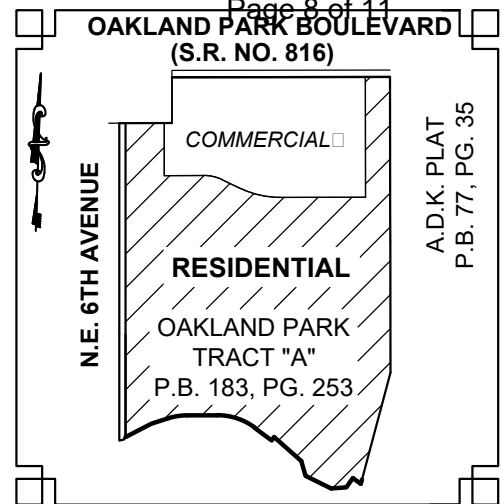
PATH: P:\New Projects\010674-01-001\Survey\Topo  
PROJECT NO. 010674-01-001 REVISED DATE: DATE: SEP. 17, 2020  
CADD FILE: 0674 COMM SKT SCALE: 1"=150' SHEET 2 OF 2

**EXHIBIT "B"**

**SKETCH AND LEGAL DESCRIPTION OF PROPOSED "PARCEL A2"**

[see attached sketch and legal description]

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
LYING IN WALMART OAKLAND PARK,  
RECORDED IN PLAT BOOK 183, PAGE 253  
BROWARD COUNTY, FLORIDA**



**KEY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION:**

A PORTION OF TRACT "A" OF WALMART OAKLAND PARK, AS RECORDED IN P LAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A" LESS THE FOLLOWING DESCRIBED PORTION THEREOF, HENCEFORTH REFERRED TO AS "COMMERCIAL PARCEL";  
**COMMENCE** AT THE NORTHEAST CORNER OF TRACT "A"; AS RECORDED IN WALMART OAKLAND PARK, PLAT BOOK 183, PAGE 253, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;  
 THENCE SOUTH 88°10'40" WEST, A DISTANCE OF 58.37 FEET ALONG THE NORTH LINE OF TRACT "A" **TO THE POINT OF BEGINNING**;  
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 THENCE NORTH 66°13'56" WEST, A DISTANCE OF 49.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET;  
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 SAID LAND LYING AND BEING IN OAKLAND PARK, BROWARD COUNTY, FLORIDA.

CONTAINING 402,074.74 SQUARE FEET, OR 9.23 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

\_\_\_\_\_  
 STEVEN N. BRICKLEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE No. LS - 6841

\_\_\_\_\_  
 DATE OF SIGNATURE

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NOTE: SEE SHEET 2 FOR SKETCH OF DESCRIPTION.  
 NOT VALID UNLESS ACCOMPANIED BY SHEET 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

**RESIDENTIAL PARCEL  
WALMART OAKLAND PARK**

<b>BROWARD COUNTY</b>		<b>FLORIDA</b>	
PATH: P:\New Projects\010674-01-001\Survey\Topo			
PROJECT NO. 010674-01-001	REVISED DATE:	DATE: SEP. 17, 2020	
CADD FILE: 0674 RES SKT	SCALE: N/A	SHEET 1 OF 2	

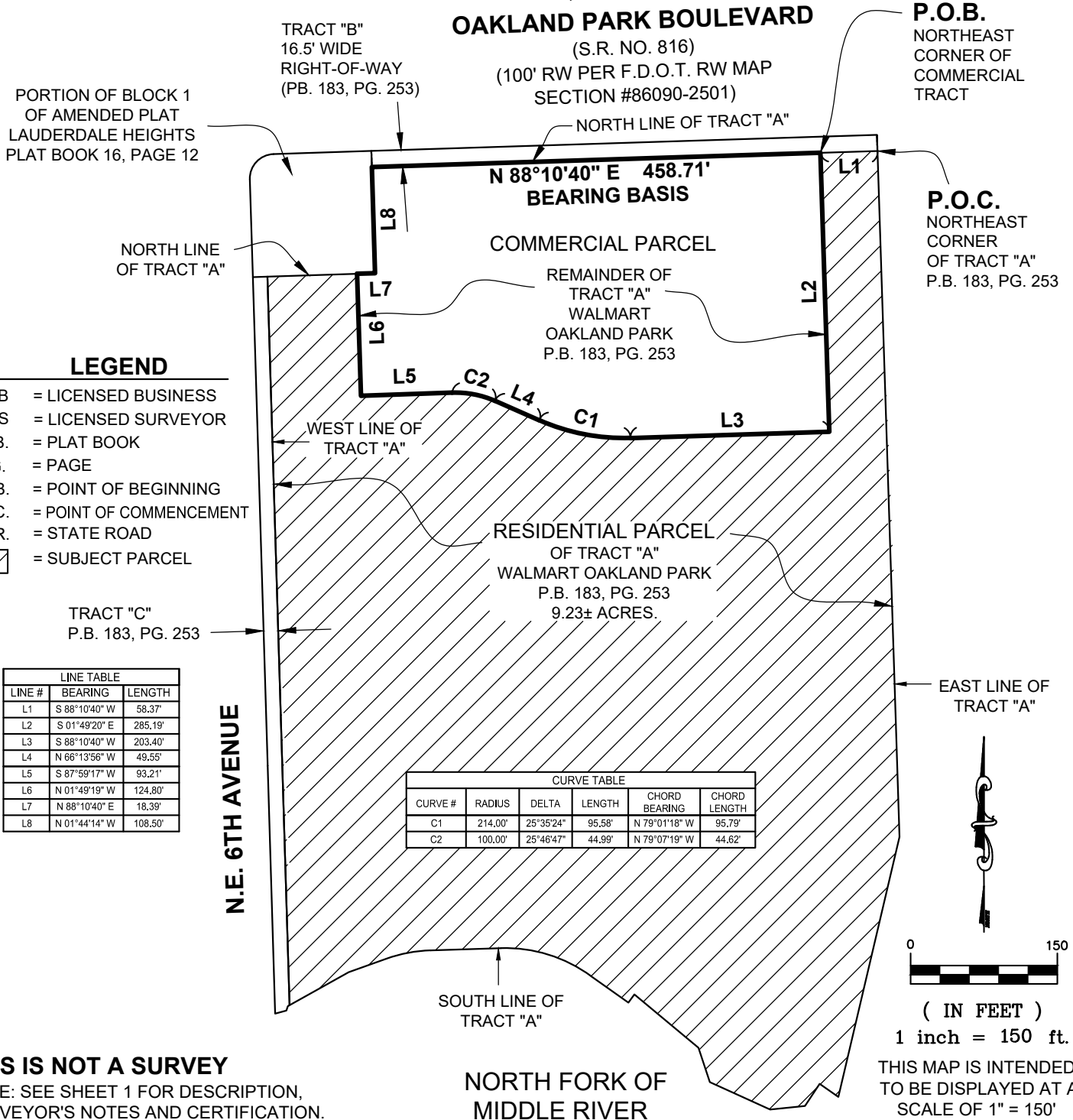


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**SKETCH OF DESCRIPTION**  
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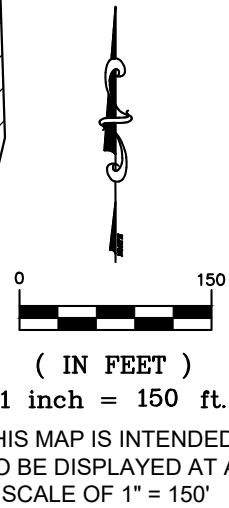


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**THIS IS NOT A SURVEY**

NOTE: SEE SHEET 1 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

NOT VALID UNLESS ACCOMPANIED BY SHEET 1 OF THIS DOCUMENT.

**Bowman CONSULTING**

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**RESIDENTIAL PARCEL  
WALMART OAKLAND PARK**

**BROWARD COUNTY FLORIDA**

PATH: P:\New Projects\010674-01-001\Survey\Topo

PROJECT NO. 010674-01-001	REVISED DATE:	DATE: SEP. 17, 2020
CADD FILE: 0674 RES SKT	SCALE: 1"=150'	SHEET 2 OF 2

**EXHIBIT "C"**

**CURRENT PLAT NOTE**

THIS PLAT IS RESTRICTED TO 130,000 SQUARE FEET OF COMMERCIAL. NO FREE STANDING BANKS OR BANK DRIVE-THRU FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

**EXHIBIT "D"**

**PROPOSED PLAT NOTE**

PARCEL A1 IS LIMITED TO 35,000 SQUARE FEET OF COMMERCIAL USES.  
PARCEL A2 IS LIMITED TO 288 MIDRISE UNITS AND 12 TOWNHOUSE UNITS.

NO FREE STANDING BANKS OR BANK DRIVE-THRU FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.