

Application Number 076-MP-96

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

Project Information				
Plat/Site Plan Name				
Marketplace Partnership Center	er Parcel			
Plat/Site Number	***	Plat Book - Page (if recorded)		
076-MP-96		Plat Book 166, Page 3	35	
Owner/Applicant/Petitioner Name				
COTTON CENTER 19 LP & W	/PT PROPI	ERTIES LP		
Address		City	State	Zip
700 Dresher Road, Suite 150		Horsham	PA	19044
Phone	Email			
(215) 328-2706	emchugh@	workspaceproperty.com	1	
Agent for Owner/Applicant/Petitioner		Contact Person		
Greenspoon Marder LLP		Cynthia Pasch		_
Address		City	State	Zip
200 E. Broward Boulevard, Suite 18	300	Fort Lauderdale	FL	33301
Phone	Email			_
(954) 527-6266	cynthia.pas	ch@gmlaw.com		
Folio(s)				
514027110014, 514027110010			· · · · · · · · · · · · · · · · · · ·	
Location				
North side of Miramar Parkway a	Whatwassiand SW	145th Avenue	SW 148th	Avenue
north side/corner north street name	vbetween/and	street name / side/corner		name
and the state of t	AND CALLS			STAR OF STAR OF
Type of Application (this form re	quired for al	l applications)	SALES OF LAN	请证 是 (4. 154.0)
Please check all that apply (use attached	Instructions f	or this form).		
☐ Plat (fill out/PRINT Questionnaire Fo	orm, Plat Checkl	ist)		
☐ Site Plan (fill out/PRINT Questionna.	ire Form. Site Pl	an Checklist)		
☑ Note Amendment (fill out/PRINT Qu			ef)	
·			-	
□ Vacation (fill out/PRINT Vacation Co			cation instruct	ions)
1	11.50	ereof (BCCO 5-205)		D _A
☐ Abandoning Stre	ets, Alleyways,	Roads or Other Places Used	tor Travel (BC	AC 27.29)
☐ Releasing Public	Easements and	Private Platted Easements of	or Interests (BC	CAC 27.30)
	an A CC along the manufacture	ed, fill out Business Notary if ne	(hohod	

Application Status					
Has this project been previously submitted?	□ Yes	⊠ No		□ Dor	n't Know
This is a resubmittal of:	☐ Portion	of Project	⊠ N/A		
What was the project number assigned by the Planning and Development Division?	Project Number		⊠ N/A	□ Dor	n't Know
Project Name Marketplace Partnership Center			□ N/A	□ Dor	n't Know
Are the boundaries of the project exactly the same as the previously submitted project?	□ Yes	□ No		□ Dor	ı't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	- 1000	□ No	or and for the	- (8)	ı't Know
If yes, consult Policy 13.01.10 of the Land Use	Plan. A compa	tibility determin	nation may be	req uire	d.
Replat Status	A TOTAL MATERIAL SERVICES				
Is this plat a replat of a plat approved and/or recorded lf YES, please answ			∕es ⊠ No	□ Do	n't Know
Project Name of underlying approved and/or recorded plat	ioi the following		ect Number		
Is the underlying plat all or partially residential? If YES, please answ	ver the followin	g questions.	∕es □ No	□ Do	n't Know
Number and type of units approved in the underlying plat.					
Number and type of units proposed to be deleted by this replat.			la Abla assist	····	
Difference between the total number of units being deleted from the underly	ing plat and the num	per or units proposed	ın tnis repiat.		
School Concurrency (Residential Plats, Re	plats and Si	te Plan Subr	nissions)		
Does this application contain any residential units? (If	f "No," skip the	remaining que	stions.)	⊠ Yes	□ No
If the application is a replat, is the type, number, or be changing?	edroom restric	ion of the resid	ential units	□ Yes	□ No
If the application is a replat, are there any new or acthe replat's note restriction?	dditional reside	ntial units bein	g added to	□ Yes	□ No
Is this application subject to an approved Declaration Agreement entered into with the Broward County Sch		ve Covenants o	or Tri-Party	☐ Yes	⊠ No
If the answer is "Yes" RESIDENTIAL APPLICATIONS ONLY: Provide a recei Impact Application (PSIA) and fee have been accepte concurrency, exempt from school concurrency (exemptions communities, and projects contained within Development Restrictive Covenant or Tri-Party Agreement.	pt from the So d by the Scho include projects	hool Board do ol Board for res that generate le	idential proje ss than one s	cts subjectudent, ag	et to school e restricted

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) B-2	Zoning District(s) MU-L

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

			EX	ISTING STU	CTURE(S)
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	Remain the Same?	Change Use?	Has been or will be Demolished?
Office	112,860	Current	YXX\$ NO	YES NO	HAS WILL N
			YES NO	YES NO	HAS WILL 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			
RESII	DENTIAL USES	NON	-RESIDENTIAL USES
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Midrise	250	office	285,000 square feet
			>

This is to certify that I am the or	City and the second sec		the second section to
information supplied herein is true owner/agent specifically agrees to personnel for the purpose of verific	and correct to the b	est of my knowledge. By scribed property at reas	signing this application, onable times by County
LAND		alay to) [
Owner/Agent Signature 19 LP		Date	
Eric McHugh Vice President Construction and Development	NOTARY P	UBLIC	
STATE OF FLORIDA PENGE COUNTY OF BROWARD MO	y pago werk Y novial		
The foregoing instrument was acknow	vledged before me by i	means of physical preser	nce online notarization,
this 24th day of June	, 20 <u>21</u>	, who 🗖 is personally know	n to me 🗆 has produced
as ident	tification.		
Jennifer Reath Name of Nagray Types, Frinted of Stamped		Signature of Notes Public - State	of Florida Pennya X (con til
Commonwealth of Pennsylvania - Not		0	
JENNIFER REATH - Notary Publ Montgomery County	729 10 10 10 10 10 10 10 10 10 10 10 10 10 1		
My Commission Expires November 6 Commission Number 1386073			
Notary Seal (or Title or Rank)		Serial Number (if applicable)	
	W. Inda 200 No.		
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For Office Use Only Application Type			, P
Application Type Note amendment		i i i i i i i i i i i i i i i i i i i	
Application Type Note amendment Application Date	Acceptance Date 08/20/21	Ψε terifi ef	60.00
Application Type Note amendment Application Date 08/12/21 Comments Due	08/20/21 Report Due	· · · · · · · · · · · · · · · · · · ·	60.00 Date
Application Type Note amendment Application Date 08/12/21 Comments Due 09/09/21	08/20/21	\$2,2	Date
Application Type Note amendment Application Date 08/12/21 Comments Due	08/20/21 Report Due	\$2,2	Date
Application Type Note amendment Application Date 08/12/21 Comments Due 09/09/21 Adjacent City or Cities	08/20/21 Report Due	\$2,2	Date
Application Type Note amendment Application Date $08/12/21$ Comments Due $09/09/21$ Adjacent City or Cities N/A	08/20/21 Report Due 09/23/21	\$2,2 CC Meeting 0 12/07/	Date 21
Application Type Note amendment Application Date 08/12/21 Comments Due 09/09/21 Adjacent City or Cities N/A Plats Surveys	08/20/21 Report Due 09/23/21	\$2,2 CC Meeting 0 12/07/	Date 21
Application Type Note amendment Application Date 08/12/21 Comments Due 09/09/21 Adjacent City or Cities N/A Plats City Letter Agreements Other:	08/20/21 Report Due 09/23/21 □ Site Plans	\$2,2 CC Meeting 0 12/07/	Date 21
Application Type Note amendment Application Date 08/12/21 Comments Due 09/09/21 Adjacent City or Cities N/A Plats Surveys City Letter Agreements Other: Distribute To Full Review	08/20/21 Report Due 09/23/21 □ Site Plans	\$2,2 CC Meeting E 12/07/ Landscaping Plans School Board	Date 21 □ Lighting Plans
Application Type Note amendment Application Date 08/12/21 Comments Due 09/09/21 Adjacent City or Cities N/A Plats City Letter Agreements Other: Distribute To Full Review	08/20/21 Report Due 09/23/21 ☐ Site Plans	\$2,2 CC Meeting E 12/07/ Landscaping Plans School Board	□ Lighting Plans

NOTARY PUBLIC: Owner/Ag	ent Certification	1841., I., 1841.
information supplied herein is tru owner/agent specifically agrees t	e and correct to the best of my know	ned in this application and that all wledge. By signing this application, rty at reasonable times by County wner/agent.
Owner/Agent Signature WPT Properties LP	Date	वप वि
Eric McHugh Vice President Construction and Development	NOTARY PUBLIC	
STATE OF FLORIDA PENGEN COUNTY OF BROWARD		
	wledged before me by means of D physical physica	
	ntification.	onally known to the Li Has produced
Jennifer Reath Name of Notary Typed, Printed or Stamped	Signature of Notary	Public - State of Florida Pennsy Land
Commonwealth of Pennsylvania - Notar JENNIFER REATH - Notary Public Montgomery County My Commission Expires November 6, Notary Spal (or Title BYNASIR) Number 1386073		pplicable)
		,
For Office Use Only Application Type		
Note amendment Application Date	Acceptance Date	Fee
08/12/21	08/20/21	\$2,260.00
Comments Due	Report Due	CC Meeting Date
09/09/21 Adjacent City or Cities	09/23/21	12/07/21
N/A		
☑ Plats ☑ Surveys	☐ Site Plans ☐ Landscap	oing Plans 🗆 Lighting Plans
☐ City Letter ☐ Agreements		
▼ Other:		
Distribute To Distribute To Plann	ing Council	☐ Land Use & Permitting
☐ Health Department ☐	Zoning Code Services (BMSD only)	☐ Administrative Review
☐ Other:		
Received By Diego Penaloza		



Application	Number	
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Development and Environmental Review Online Application Questionnaire Form

Ty	pe	of Application					
		l Plat	☐ Site Plan		⊠ Note Amen	dment	
	ase a		e s marked for the type of application y being platted? Attach an addition		y.		
	2.	Development (FQE or Official Record E	n an existing Development of Reg D)? If "Yes", indicate DRI or FQD of Book and Page Number.	name and Latest Ordina		☐ Yes	□ No
	033998	RI Name		FQD Name Official Record Book and Page	Number	70	
	3.		ct to any existing or proposed ag 'Yes", state the title and subject			□ Yes	□ No
×	1	Is any portion of the	s plat currently the subject of a L	and Use Plan Amendme	ent (LUPA)?	☐ Yes	⊠ No
X	5.	Does the note repr	esent a change in TRIPS?	⊠ Increase	☐ Decrease	□ No	Change
X	6.	Does the note repr	esent a major change in Land Us	se?		⊠ Yes	□No
	7.		adway improvements being requipplicant? If "Yes", attach any shee		t agency or	□ Yes	□ No
	8.		or project have an adjudicated or attended at a documentation.	vested rights status? If "\	es", please	□ Yes	□ No
	9.	If "Yes", please atta	ve any financial interest in proper ach a sheet(s) and describe fully.			□ Yes	□ No
	10.		abut a State Road? If "Yes", 19 for required letter from Flo			□ Yes	□ 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.	☐ Yes	□ 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).	☐ Yes	□ No
	 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.) 	☐ Yes	□ No
	 Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted. 	☐ Yes	□No
	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?	☐ Yes	□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.	☐ Yes	□ 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).	☐ Yes	□ 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).	☐ Yes	□ 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.	☐ Yes	□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).	□ Yes	□ 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.	□ Yes	□ No
	Facility Name Miramar Plant		
	Address 2600 SW 66 Terrace, Miramar, FL 33023		
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.	□ Yes	⊠ 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.	□ Yes	□No
	Facility Name Miramar Plant		
	Address 2600 SW 66 Terrace, Miramar, FL 33023		

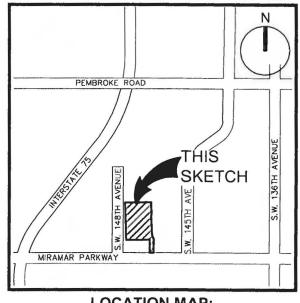
X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	☐ Yes	⊠ No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	☐ Yes	□ No
	Solid Waste Collector		
	26. 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.	☐ Yes	□No
	FPL - Name/Title AT&T - Name/Title		
	Ata 1 - Name Tile		
X	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 600	
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.	N/A	

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", MARKETPLACE PARTNERSHIP CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "A" OF SAID PLAT; THENCE NORTH 89°41'12" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", 507.34 FEET; THENCE SOUTH 00°13'24" EAST, 109.83 FEET; THENCE SOUTH 07°11'34" EAST, 37.20 FEET; THENCE SOUTH 00°55'18" EAST, 26.82 FEET; THENCE SOUTH 00°33'22" WEST, 55.92 FEET; THENCE SOUTH 08°18'13" WEST, 31.76 FEET; THENCE SOUTH 00°18'48" EAST, 9.75 FEET TO A POINT ON THE NORTHERN LINE OF THAT 20.00 LAKE MAINTENANCE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 46635, PAGE 1988, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 03°27'59" EAST, 357.17 FEET TO A POINT ON THE SOUTHERN LINE OF SAID 20.00 LAKE MAINTENANCE EASEMENT; THENCE SOUTH 12°35'16" EAST, 70.33 FEET; THENCE NORTH 89°41'12" EAST, 11.55 FEET; THENCE SOUTH 00°18'48" EAST, 33.00 FEET; THENCE CONTINUE SOUTH 00°18'48" EAST, 250.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A", ALSO BEING THE NORTH RIGHT OF WAY LINE OF MIRAMAR PARKWAY; THENCE SOUTH 89°41'12" WEST ALONG SAID PARCEL LINE, 80.00 FEET; THENCE NORTH 00"18'48" WEST, 250.00 FEET; THENCE SOUTH 89°41'12" WEST, 453.90 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST RIGHT OF WAY LINE OF A CANAL; THENCE NORTH 01°46'15" WEST, ALONG SAID PARCEL LINE 729 24 FEET TO THE POINT OF BEGINNING

SAID LANDS LYING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA, AND CONTAINING 389,952 SQUARE FEET (8.952 ACRES) MORE OR LESS.



LOCATION MAP: NOT TO SCALE

SURVEY NOTES:

- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°41'12" EAST ALONG THE NORTH LINE OF PARCEL "A" MARKETPLACE PARTNERSHIP CENTER, AS RECORDED IN PLAT BOOK 166, ON PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=180" OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 11, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC. CONSULTING ENGINEERS

WILLIAM ARATA PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REG. NO. 5082

SKETCH & DESCRIPTION

WESTERN PORTION OF PARCEL "A" MARKETPLACE PARTNERSHIP CENTER PLAT BOOK 166, PAGE 35, B.C.R.

> CITY OF MIRAMAR **BROWARD COUNTY FLORIDA**

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301 EAST ATI			
(954) 788-3400 EMAIL: mail@KEI) FAX	(954)	788-3500
SHEET	1	OF	2

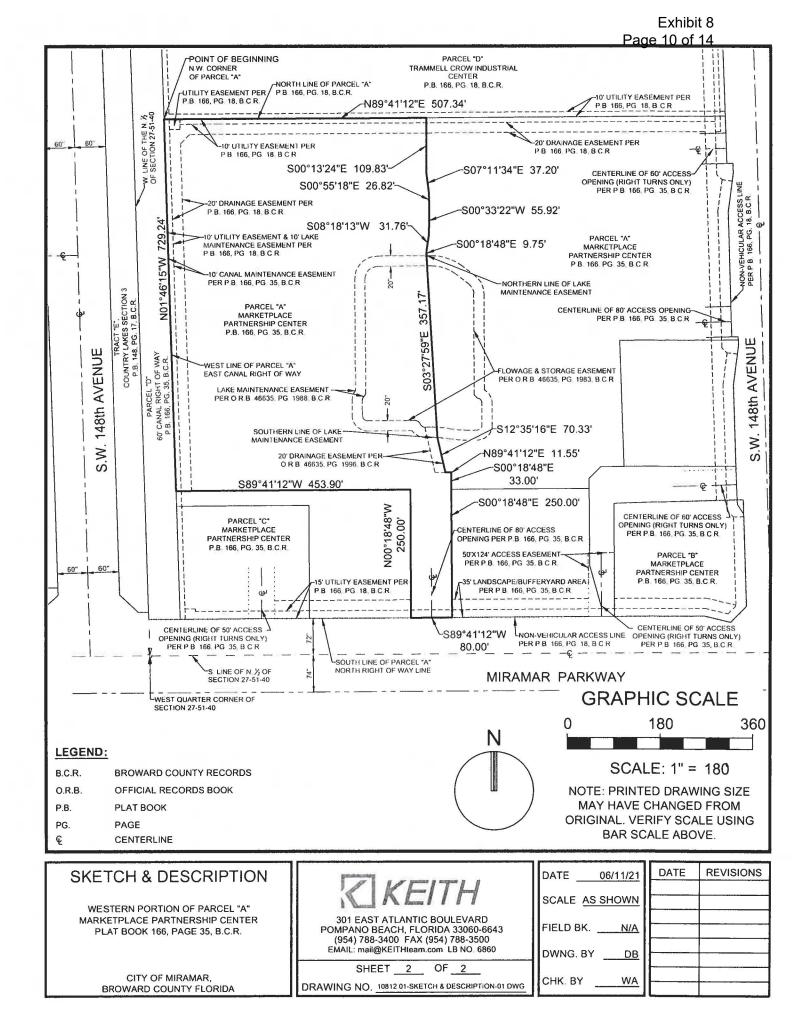
DRAWING NO. 10812.01-SKETCH & DESCRIPTION-01.DWG

FIELD BK. N/A	E
DWNG. BY DB	
CHK. BY WA	

SCALE AS SHOWN

DATE

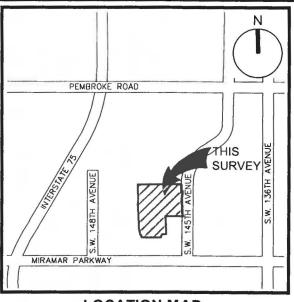
06/11/21	DATE	REVISIONS
SHOWN		
N/A		
DB		
WA		
		.,



LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", MARKETPLACE PARTNERSHIP CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL "A" OF SAID PLAT; THENCE NORTH 89°41'12" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", 507.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89"41"12" EAST, ALONG SAID NORTH LINE, 579.36 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 148TH AVENUE; THENCE ALONG SAID EAST LINE THE FOLLOWING SEVEN (7) COURSES; (1) SOUTH 01*46'15" EAST, 92.84 (2) NORTH 88"13'45" EAST, 12.00 FEET; (3) SOUTH 01°46'15" EAST, 19.13 FEET; (4) SOUTH 07"19'10" WEST, 75.95 FEET; (5) SOUTH 01°46'15" EAST, 245.87 FEET; (6) NORTH 88°13'45" EAST, 12.00 FEET; (7) SOUTH 01°46'15" EAST, FOR 6.91 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN STEAK N SHAKE PARCEL AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 38078, PAGE 1677, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89"41'12" WEST, FOR 228.97 FEET; (2) SOUTH 01 46'15" EAST, FOR 247.38 FEET; THENCE SOUTH 89 41'12" WEST, 44.31 FEET; THENCE SOUTH 44 41'12" WEST, 32.38 FEET; THENCE SOUTH 00 18'48" EAST, 19.50 FEET; THENCE SOUTH 89"41'12" WEST ALONG A LINE 250.00 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY BOUNDARY OF SAID PARCEL "A", FOR 267.54 FEET; THENCE NORTH 00"18'48" WEST, 33.00 FEET; THENCE SOUTH 89"41'12" WEST, 11.55 FEET; THENCE NORTH 12"35'16" WEST, 70.33 FEET TO A POINT ON THE SOUTHERN LINE OF THAT 20:00 LAKE MAINTENANCE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 46635, PAGE 1988, OF THE PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA, THENCE NORTH 03*27'59" WEST, 357,17 FEET TO A POINT ON THE NORTHERN LINE OF SAID 20.00 LAKE MAINTENANCE EASEMENT: THENCE NORTH 00°18'48" WEST, 9.75 FEET: THENCE NORTH 08*18*13" EAST, 31.76 FEET; THENCE NORTH 00*33*22" EAST, 55.92 FEET; THENCE NORTH 00 55'18" WEST, 26.82 FEET; THENCE NORTH 07 11'34" WEST, 37.20 FEET; THENCE NORTH 00"13'24" WEST, 109.83 FEET TO THE POINT OF BEGINNING.



LOCATION MAP:

NOT TO SCALE

SAID LANDS LYING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA, AND CONTAINING 357,545 SQUARE FEET (8.208 ACRES) MORE OR LESS.

SURVEY NOTES:

- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR, ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
- 5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- 6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89"41'12" EAST ALONG THE NORTH LINE OF PARCEL "A", MARKETPLACE PARTNERSHIP CENTER, AS RECORDED IN PLAT BOOK 166, ON PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=180" OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 11, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC. CONSULTING ENGINEERS

WILLIAM ARATA PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REG. NO. 5082

SKETCH & DESCRIPTION

EASTERN PORTION OF PARCEL "A" MARKETPLACE PARTNERSHIP CENTER PLAT BOOK 166, PAGE 35, B.C.R.

CITY OF MIRAMAR, BROWARD COUNTY FLORIDA

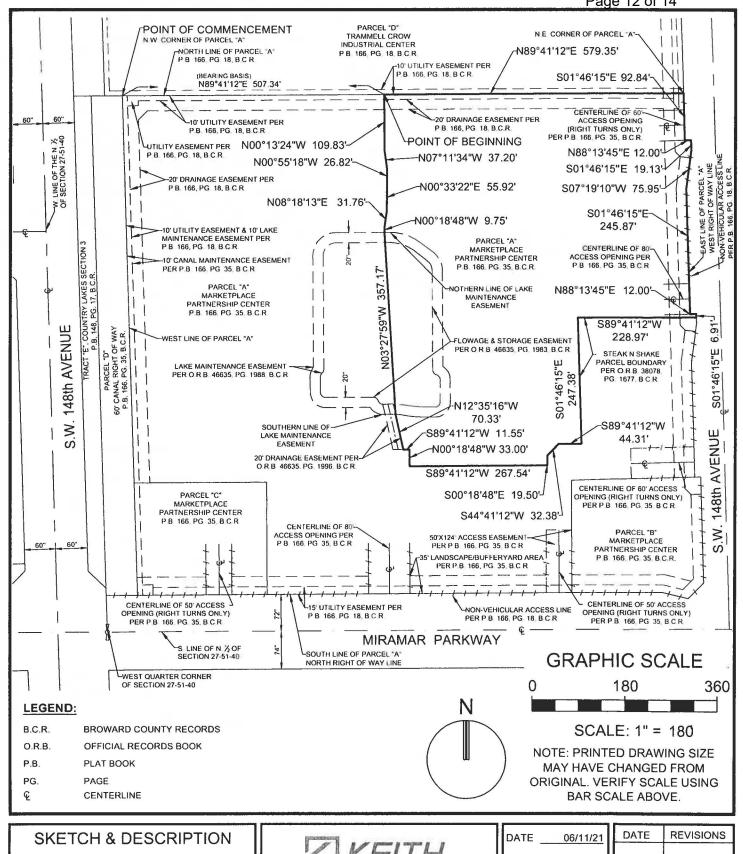
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301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL; mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10812 01-SKETCH & DESCRIPTION 02 DWG

DATE	REVISIONS
	DATE



EASTERN PORTION OF PARCEL "A" MARKETPLACE PARTNERSHIP CENTER PLAT BOOK 166, PAGE 35, B.C.R.

> CITY OF MIRAMAR, **BROWARD COUNTY FLORIDA**



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> SHEET 2 OF 2

DRAWING NO. 10812,01-SKETCH & DESCRIPTION-02 DWG

DATE06/11/21	DATE	REVISIONS
SCALE AS SHOWN		
FIELD BK. <u>N/A</u>		
DWNG. BYDB		
CHK. BY WA		



Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

August 12, 2021

Josie P. Sesodia, Director
Planning and Development Management Division
Broward County
1 N. University Drive, Suite #102A
Plantation, Florida 33324

Re: Request for Plat Note Amendment - Marketplace Partnership Center Plat

Dear Jo:

We are requesting a plat note amendment related to the Marketplace Partnership Center Plat ("Plat"). The plat note approved by the County Commission is as follows:

The plat is restricted to 285,000 square feet of office use on Parcel A-1 (see attached legal description). The remainder of the plat is restricted to 140,471 square feet of commercial use. Commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. This restriction acknowledges the construction of a 4,897 square foot bank on a portion of Parcel A and C. However, for the purposes of impact fee assessment and concurrency review, the bank is vested for commercial use. No additional freestanding banks or banks with drive-thru facilities are permitted on the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Our client is the contract purchaser of <u>only</u> a portion of Parcel A-1 of the Plat. The City of Miramar reviewed and approved a site plan for an apartment development on Parcel A-1. A plat note amendment is required for the Plat to be consistent with the approved site plan. We are proposing to amend the note to read as follows:

The plat is restricted to <u>285,000 square feet of office use Parcel A-1.1 (see attached legal description)</u> and <u>250 mid-rise units on Parcel A-1.2 (see attached legal description)</u>

Josie P. Sesodia, Director Planning and Redevelopment Division August 12, 2021 Page 2

legal description). The remainder of the plat is restricted to 140,471 square feet of commercial use. Commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. This restriction acknowledges the construction of a 4,897 square foot bank on a portion of Parcel A and C. However, for the purposes of impact fee assessment and concurrency review, the bank is vested for commercial use. No additional freestanding banks or banks with drivethru facilities are permitted on the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Please let me know if you need any additional information to process this request.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch

Cynthia A. Pasch, AICP