



1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number \_\_\_\_\_

## Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name			
Address		City	State Zip
Phone	Email		
Agent for Owner/Applicant/Petitioner		Contact Person	
Address		City	State Zip
Phone	Email		
Folio(s)			
Location			
_____ side of _____ at/between/and _____ and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

<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 <b>Questionnaire Form, Plat Checklist</b> ) <input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <b>Questionnaire Form, Site Plan Checklist</b> ) <input type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <b>Questionnaire Form, Note Amendment Checklist</b> ) <input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <b>Vacation Continuation Form, Vacation Checklist</b> , use <b>Vacation Instructions</b> ) <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</b> ( <b>Notary Continuation Form Affidavit</b> required, fill out <b>Business Notary</b> if needed)
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Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> N/A
What was the project number assigned by the Urban Planning 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
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

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

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

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s)	Land Use Plan Designation(s)
Zoning District(s)	Zoning District(s)

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. <b>No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.</b> To receive a credit, complete the following table. <b>Note:</b> 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.</p>					
Are there any existing structures on the site?				<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	<u>Has</u> been or <u>will</u> be Demolished?
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
<p>*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.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area

## 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]  
Owner/Agent Signature

7-27-22  
Date

NOTARY PUBLIC

## STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 27 day of July, 20 22, who ☒ is personally known to me | ☐ has produced

[Notary Seal]  
Notary Public State of Florida  
Rafael Andres Botero  
My Commission GG 331881  
Expires 05/07/2023  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public - State of Florida

[Notary Seal]  
Notary Public State of Florida  
Rafael Andres Botero  
My Commission GG 331881  
Expires 05/07/2023  
Notary Seal (or Title or Rank)

Serial Number (If applicable)

## For Office Use Only

Application Type

Note Amendment

Application Date

11/18/2022

Acceptance Date

11/21/2022

Fee

\$ 2,090.00

Comments Due

12/12/2022

Report Due

12/22/2022

CC Meeting Date

TBD

Adjacent City or Cities

TAMARAC

☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans  
☒ City Letter ☐ Agreements

☐ Other: NARRATIVE; FDOT LETTER; TRAFFIC STUDY;

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

Maria Gabriela Condeiro Aguiar



Application Number \_\_\_\_\_

## Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input 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 <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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). <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
4.	Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">If YES, LUPA Number</div>				
5.	Does the note represent a change in TRIPS? <span style="float: right;"><input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change</span>				
6.	Does the note represent a major change in Land Use? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
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. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
8.	Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
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. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
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). <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				

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
<div style="border: 1px solid black; padding: 2px;">Name/Title</div>	
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, Environmental Permitting Division (EPD).	<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 (EPD).	<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 (EPD).	<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 (EPD).	<input type="checkbox"/> Yes <input type="checkbox"/> No
21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<div style="border: 1px solid black; padding: 2px;">Facility Name</div> <div style="border: 1px solid black; padding: 2px;">Address</div>	
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 type="checkbox"/> No
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 type="checkbox"/> Yes <input type="checkbox"/> No
<div style="border: 1px solid black; padding: 2px;">Facility Name</div> <div style="border: 1px solid black; padding: 2px;">Address</div>	

	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<div data-bbox="219 321 1507 394" style="border: 1px solid black; padding: 2px;">Solid Waste Collector</div>	
	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.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<div data-bbox="219 491 1507 552" style="border: 1px solid black; padding: 2px;">FPL – Name/Title</div> <div data-bbox="219 552 1507 617" style="border: 1px solid black; padding: 2px;">AT&amp;T – Name/Title</div>	
	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces
	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.	Seating



November 16<sup>th</sup>, 2022

Resilient Environment Department  
Urban Planning Division  
1 N. University Drive, Box 102  
Plantation, FL 33324  
Phone: 954-357-6666

**RE:    *Central Charter School – Plat Note Amendment  
Justification Statement / Letter of Intent***

Dear Mrs. Da Luz,

On behalf of the Owner and Petitioner, please find attached our formal request for the review of a plat note amendment showing the expansion of the existing charter school at 4487 and 4645 North State Road 7, approximately ¼ mile south of the intersection of Commercial Boulevard and State Road 7/441.



### **PROPERTY HISTORY AND SITE CHARACTERISTICS**

The subject property currently supports a charter school, with two outbuildings which will be incorporated into the school functions. Central Charter School was the second charter school to open in Broward County, opening its doors in August 1997 with an initial enrollment of 159 students in grades K-6th. The Mission stated:

*"Central Charter School provides an enriched innovative educational program focusing on reading, writing, mathematics, and language arts for at-risk students in the Broward County School District. The curriculum shall emphasize proper manners and behavior in an environment that is positive and safe. It shall further emphasize high expectation for success of all students enrolled. Finally, the curriculum shall provide opportunities to enhance parenting skills for the parents of students enrolled at Central Charter School."*

In May of 2013, seventh grade was added, and overall, enrollment once again increased. from approximately 800 to approximately 1,200 students. Furthermore, the instructional staff grew to 65 teachers. Today, Central Charter School is a K-8 (Kindergarten through the Eighth Grade) Center. It has become an essential organization in the community, and they continue to be committed to the path of excellence in education, impacting the local and global communities positively. The redevelopment would demolish the existing 36,469 SF single story building to allow the school to expand to 1,500 students (remaining a K-8 school) and to continue to provide the highest educational opportunities for the neighborhood and community.

### **DELEGATION REQUEST**

This project will require a plat note amendment to accommodate the school expansion and preschool/daycare use on site. The existing plat is Oakland Commercial Properties North, recorded in Plat Book 118 Page 30, The latest amendment to the plat notation was recorded by RaceTrac Petroleum (attached) in ORB 51051 997.

The proposed plat note indication will be changed from:

*Tract A-1 is restricted to a service station with 24 fueling positions which includes a convenience store and carwash. Tract A-2 is limited to 51,000 square feet of office, 144,900 square feet of retail and 25,600 square feet of warehouse.*

To:

**Tract A-1 is restricted to a service station with 24 fueling positions which includes a convenience store and carwash. Tract A-2 is limited to 51,000 square feet of office,**

**144,900 square feet of retail and 25,600 square feet of warehouse. Tract A-3 is limited to a 110,000 SF K-8 Charter school and 15,000 square foot daycare/preschool.**

In closing, we appreciate your review and consideration of this request, please feel free to reach out via phone at (561) 484-5257 or via email, [liam.sargent@kimley-horn.com](mailto:liam.sargent@kimley-horn.com) , with any questions or concerns.

Best Regards;

A handwritten signature in black ink, appearing to read "Liam Sargent". The signature is fluid and cursive, with the first name "Liam" and last name "Sargent" clearly distinguishable.

Liam Sargent  
Planner

**DESCRIPTION:**

A PORTION OF TRACT "A", OAKLAND COMMERCIAL PROPERTIES NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°53'58" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 901.64 FEET; THENCE SOUTH 00°10'53" WEST, A DISTANCE OF 164.17 FEET; THENCE NORTH 89°59'09" WEST, A DISTANCE OF 360.77 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 10 FOOT WIDE UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 29067, PAGE 1335 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°15'12" EAST ALONG SAID EAST LINE, A DISTANCE OF 216.36 FEET; THENCE SOUTH 13°58'53" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 84.17 FEET; THENCE SOUTH 00°04'51" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 107.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "A"; THENCE NORTH 89°53'58" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 512.48 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 00°50'17" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 569.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA.

CONTAINING 362,150 SQUARE FEET OR 8.3138 ACRES, MORE OR LESS.


LANDS SITUATE IN SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

**NOTES:**

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR.
3. BEARINGS ARE RELATIVE TO A PLAT BEARING OF S.89°53'58"E ALONG THE NORTH LINE OF TRACT "A", OAKLAND COMMERCIAL PROPERTIES NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. INTERIOR EASEMENTS ARE NOT SHOWN.
6. THIS IS NOT A BOUNDARY SURVEY.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 21, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 4**


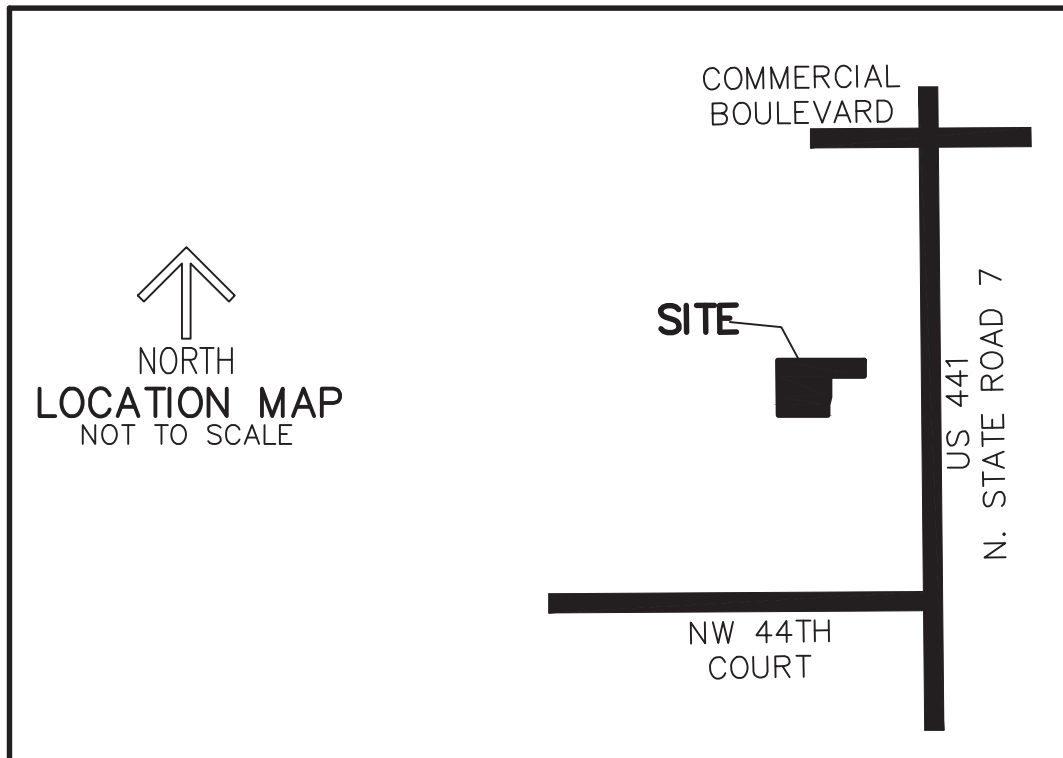
**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE – SURVEYING  
7900 GLADES ROAD – SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**David Lindley** Digitally signed by David Lindley  
Date: 2022.11.21 08:19:21 -05'00'

DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

DATE	11/21/2022
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	10263tractA3

**TRACT "A-3"**  
**OAKLAND COMMERCIAL PROPERTIES NORTH**  
**SKETCH OF DESCRIPTION**



### LEGEND ABBREVIATIONS

☐ — CENTERLINE  
 Δ — DELTA (CENTRAL ANGLE)  
 BCR— BROWARD COUNTY RECORDS  
 LB — LICENSED BUSINESS  
 O.R.B. — OFFICIAL RECORD BOOK  
 P.B.— PLAT BOOK  
 PG.— PAGE  
 R/W — RIGHT-OF-WAY

**SHEET 2 OF 4**

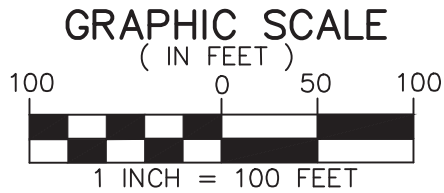


**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE — SURVEYING  
 7900 GLADES ROAD — SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)–392–1991 / FAX (561)–750–1452

**TRACT "A-3"**  
**OAKLAND COMMERCIAL PROPERTIES NORTH**  
**SKETCH OF DESCRIPTION**

DATE	11/21/2022
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	10263tractA3



SHEET 4 OF 4  
MATCHLINE

**THE MAINLANDS OF  
TAMARAC LAKES**  
(PLAT BOOK 64, PAGE 1, BCR)

S89°53'58"E 901.64'

N. LINE OF TRACT "A"  
P.B. 118, PG. 30, BCR

**POINT OF BEGINNING**

N.W. CORNER OF TRACT "A"  
P.B. 118, PG. 30, BCR

10' UTILITY EASEMENT  
O.R.B. 29067, PG.  
1335, BCR

W. LINE OF TRACT "A"  
P.B. 118, PG. 30, BCR

**TRACT "A-3"**

A PORTION OF TRACT "A"  
OAKLAND COMMERCIAL PROPERTIES NORTH  
(PLAT BOOK 118, PAGE 30, BCR)

N00°50'17"W 569.87'

THE MAINLANDS OF TAMARAC  
LAKES THIRD SECTION  
(PLAT BOOK 64, PAGE 38, BCR)

360.77'  
N89°59'09"W

TRACT "A"  
OAKLAND COMMERCIAL  
PROPERTIES NORTH  
(PLAT BOOK 118, PAGE 30, BCR)

S00°15'12"E 216.36'

M. 25.85.31S  
.7148

10' UTILITY EASEMENT  
O.R.B. 29067, PG.  
1335, BCR

S00°04'51"W  
107.00'

S. LINE OF TRACT "A"  
P.B. 118, PG. 30, BCR

N89°53'58"W 512.48'  
OAKLAND ESTATES NORTH  
(PLAT BOOK 67, PAGE 26, BCR)

SHEET 3 OF 4



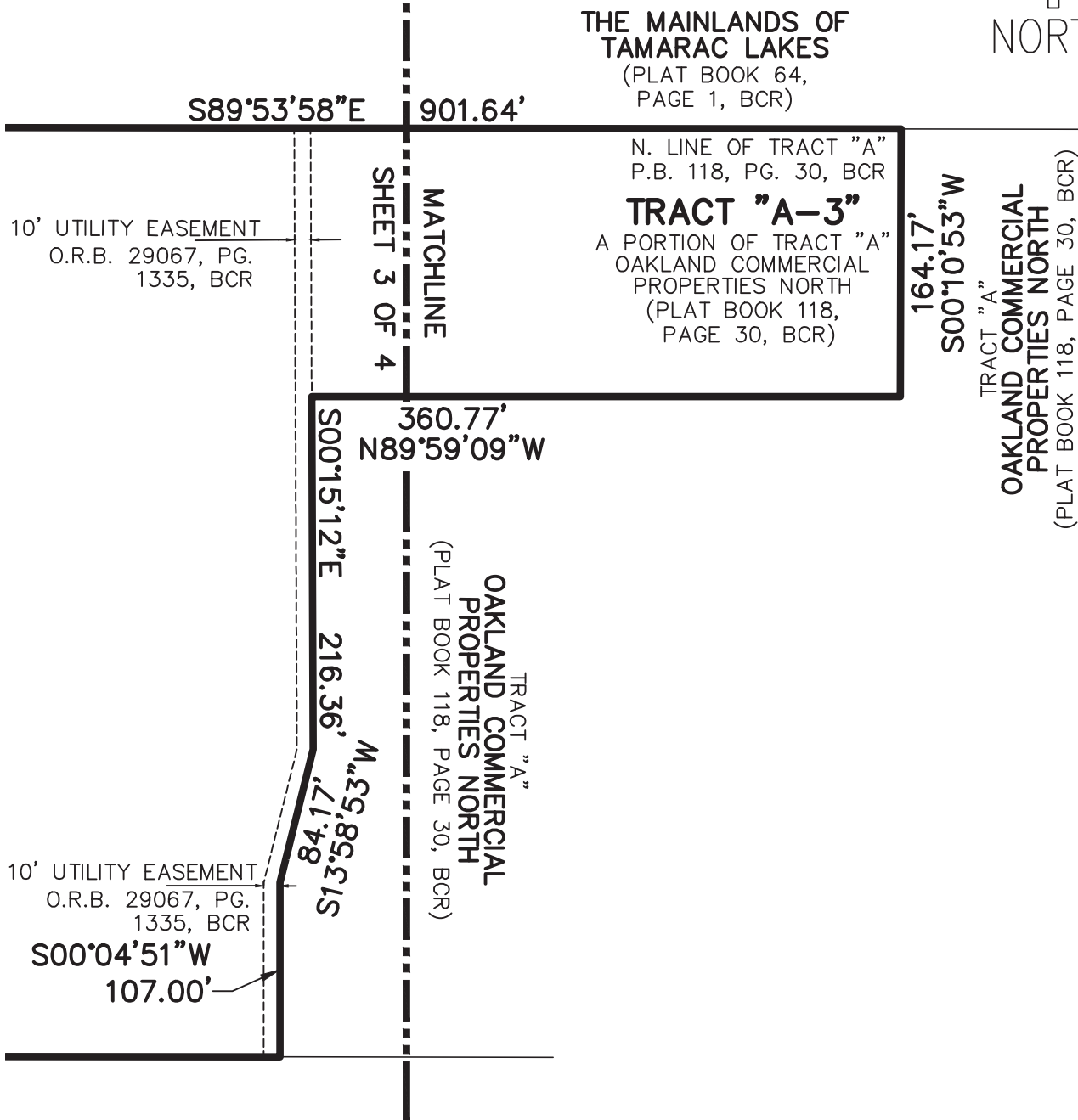
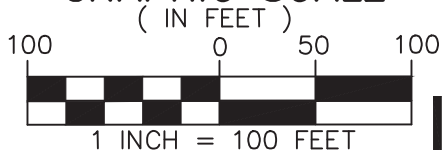
**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**TRACT "A-3"**  
OAKLAND COMMERCIAL PROPERTIES NORTH  
SKETCH OF DESCRIPTION

DATE	11/21/2022
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	10263tractA3

# GRAPHIC SCALE



SHEET 4 OF 4



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE – SURVEYING  
7900 GLADES ROAD – SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)–392–1991 / FAX (561)–750–1452

**TRACT "A-3"**  
**OAKLAND COMMERCIAL PROPERTIES NORTH**  
**SKETCH OF DESCRIPTION**

DATE 11/21/2022

DRAWN BY DL

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.10263tractA3