



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 044-MP-03

## Application to Change or Waive Requirements of the Broward County Land Development Code

### INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

#### ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

#### NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

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 documentation attached. Please type this application or print legibly in **black ink**.

### Project Information

Plat/Site Plan Name

**Pembroke Pines Health Park**

Plat/Site Number

**044-MP-03**

Plat Book - Page (if recorded)

**Plat Book 174, Pages 179-184**

Owner/Applicant/Petitioner Name

**City of Pembroke Pines**

Address

**8300 South Palm Drive**

City

**Pembroke Pines**

State

**FL**

Zip

**33025**

Phone

**954-518-9040**

Email

**kkennedy@ppines.com**

Agent for Owner/Applicant/Petitioner

**Calvin, Giordano & Associates, Inc.**

Contact Person

**Hoyt Holden**

Address

**1800 Eller Drive, Suite 600**

City

**Fort Lauderdale**

State

**FL**

Zip

**33316**

Phone

**954-266-6468; 954-292-2671 cell**

Email

**Hoyt@cgasolutions.com**

Folio(s)

**514121250010; 514121250011**

Location

Generally NW Corner

side of **Pembroke Road**

at/between/and **University Drive**

north side/corner north

street name

street name / side/corner

and/of

street name



### Proposed Changes

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s).

Eliminate the 50-foot opening centered 1260' west of the centerline of University Drive and the 80-foot opening centered 1320' north of the centerline of Pembroke Road and their associated off site improvement requirements in ORB 47283/1991.

Land Development Code citation(s)

Have you contacted anyone in County Government regarding this request?

☒ Yes

☐ No

If yes, indicate name(s), department and date

David "DG" McGuire on November 3, 2022

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

In summary, seeking to amend the NVAL to eliminate the easternmost 50-foot opening on Pembroke Road and the southernmost 80-foot opening on University Drive, neither of which have been constructed or are needed in the future due to campus development constraints. In conjunction with the closures, the elimination of associated off-site improvement requirements in the amended phasing agreement recorded in ORB 47283, Page 199. All other required improvements related to the other four openings have been completed so a termination of the phasing agreement is anticipated.

### REQUIRED DOCUMENTATION

Submit one (1) original and copy of each document listed below.

1. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.
2. Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
3. Agreement and Title Opinion for staff review (contact staff for more information).
4. A valid pre-application approval letter from the Florida Department of Transportation, if applicable.
5. Approved or recorded plat. (A survey and site plan may be accepted for single family and duplex applications. Please consult with Urban Planning Division staff.)
6. A check for the application fees (if applicable) made payable to: **Broward County Board of County Commissioners**. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

1. The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
3. A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Urban Planning Division staff to determine any additional required documentation.

**All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.**



# 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.

Hoyt Holden, AICP

Digitally signed by Hoyt Holden, AICP  
Date: 2023.04.11 16:05:02 -04'00'

4-11-23

Owner/Agent Signature

Date

## NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☒ online notarization, this 11<sup>th</sup> day of April, 2023, who ☒ is personally known to me | ☐ has produced \_\_\_\_\_ as identification.

Amanda LaFavers

Name of Notary Typed, Printed or Stamped

[Signature]

Signature of Notary Public – State of Florida



Notary Seal (or Title or Name)

Serial Number (if applicable)

## For Office Use Only

Application Type/Title of Request

NYAL APPLICATION

Application Date <u>9/11/23</u>	Acceptance Date <u>9/19/23</u>	Fee <u>\$2,410</u>
Comments Due <u>10/3/23</u>	Report Due <u>TBD</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

MIKODUK

☒ Plats

☒ Site Plans

☐ City Letter / REDO

☒ FDOT Letter

☐ Other:

Distribute To

☐ Engineering

☐ Traffic Engineering

☐ Mass Transit

☐ Other:

Comments

Received By

[Signature]  
H. W. CLARKE



Building Code Services  
Civil Engineering / Roadway  
& Highway Design  
Coastal Engineering  
Code Enforcement  
Construction Engineering &  
Inspection (CEI)  
Construction Services  
Data Technologies &  
Development  
Electrical Engineering  
Engineering  
Environmental Services  
Facilities Management  
Grant Management &  
Writing  
Geographic Information  
Systems (GIS)  
Governmental Services  
Indoor Air Quality (IAQ)  
Landscape Architecture  
Planning  
Project Management  
Redevelopment &  
Urban Design  
Surveying & Mapping  
Transportation & Mobility  
Transportation Planning  
Water / Utilities Engineering  
Website Development

1800 Eller Drive  
Suite 600  
Fort Lauderdale, FL 33316  
Tel: 954.921.7781  
Fax: 954.921.8807

[www.cgasolutions.com](http://www.cgasolutions.com)

September 6, 2023, **Updated 11-1-23.**

Ms. Jo Sesodia, AICP

Director of Urban Planning Division

Resilient Environment Department

1 North University Drive, Building A, Suite 102A

Plantation, Florida 33324

**RE: Pembroke Pines Health Park (044-MP-03) (PB 179, PG 179-184)**

**Delegation Request to amend the Non-Vehicular Access Line (NVAL)**

**CGA # 23-7575**

Dear Ms. Sesodia:

As agent for the City of Pembroke Pines, CGA is applying to amend the non-vehicular access line on the Pembroke Pines Health Park plat. Below is the required narrative:

**NARRATIVE TO AMEND THE PEMBROKE PINES HEALTH PARK NVAL**

The City of Pembroke Pines intends to submit a delegation request to Broward County to amend the recorded Non-Vehicular Access Line (NVAL) on the Pembroke Pines Health Park plate, recorded at Plat Book 179, Page 184. As part of the submittal, on August 16, 2023, the city commission approved the attached Resolution 3836.

**The Broward County Commission approved this plat on March 2, 2004. Prior to plat recordation, on May 18, 2004, the County Commission approved a delegation request to amend the Non-Vehicular Access Line on the plat. It is my recollection that the original plat DRR approval had mixed/mislabeled the opening widths of the 50-foot opening and the 80-foot opening on Pembroke Road and the NVAL amendment was needed to “switch them back”. The 80-foot opening was serving an existing use at the time. This NVAL approval allowed for an unrestricted 80-foot opening on Pembroke Road located approximately 1660 feet west of the east section line of Section 21-50-41, along with the 50-foot opening to its east and the 100-foot opening at the west plat limit, and the openings along University Drive. The plat drawing was subsequently recorded reflecting this NVAL approval. This current delegation request in 2023 seeks to eliminate the easternmost opening (50-foot) on Pembroke Road, as well as an unconstructed opening on University Drive further detailed below.**



Currently, the recorded plat permits three (3) openings on Pembroke Road and three (3) openings on University Drive as follows:

- An existing 100-foot opening along Pembroke Road at the West Plat Limits
- An existing 80-foot opening along Pembroke Road centered 1643' west of the East Section Line of Section 21-51-41
- A 50-foot opening along Pembroke Road centered 1260' west of the East Section Line of Section 21-51-41 RESTRICTED TO RIGHT TURNS ONLY
- An existing 50-foot opening along University Drive centered 3462' north of the Section line of Section 21-51-41 RESTRICTED TO RIGHT TURNS ONLY AFTER MEDIAN CLOSING
- An existing 80-foot opening on University Drive centered 2485' north of the Section line of Section 21-51-41
- An 80-foot opening on University Drive centered 1322' north of the Section Line of Section 21-51-41 OUTBOUND LEFTS PROHIBITED

**The Proposed Openings (openings to remain) shall be as follows:**

- An existing 100-foot opening along Pembroke Road at the West Plat Limits
- An existing 80-foot opening along Pembroke Road centered 1643' west of the East Section Line of Section 21-51-41
- An existing 50-foot opening along University Drive centered 3462' north of the Section line of Section 21-51-41 RESTRICTED TO RIGHT TURNS ONLY
- An existing 80-foot opening on University Drive centered 2485' north of the Section line of Section 21-51-41

The delegation request to amend the NVAL will eliminate the easternmost 50-foot opening on Pembroke Road and the southernmost 80-foot opening on University Drive. These openings are shown on sheet 6 of 6 of the recorded plat. Neither of those two proposed openings have ever been utilized nor have required off-site improvements associated with those two openings been constructed. All other platted openings are to remain in their current location, configuration, and functional restrictions. Required improvements with all other openings have been completed.

These two openings to be eliminated are not anticipated to be needed in the future due to the existing development configuration of the campus, including location of lakes and buildings. It is noted that the University Drive opening in question is at a location with little depth between University Drive and Palm Drive and the campus lake; without reconfiguration of the campus layout, there is little to no developable land in that phase area once SW Hammocks is constructed. All other platted openings are to remain in their current location, configuration, and functional restrictions.

The existing "phased" Required Improvements Agreement recorded in ORB 47283, Page 1993 (attached) would require that right turn lanes and associated improvements be constructed in conjunction with the development of SW Hammocks at both the southernmost University Drive opening and the easternmost Pembroke Road opening. The approved SW Hammocks project overlaps both Phase III and Phase IV shown in the agreement. However, the SW Hammocks approved site plan does not utilize the aforementioned 50-foot opening on Pembroke Road nor connect to Palm

Drive (for University Drive access) and thus turn lane construction at those locations is not warranted. The only way to legally absolve the city of the turn lane requirements is to amend the NVAL to eliminate those two platted unconstructed driveways.

Additionally, the University Drive opening was originally proposed to accommodate northbound left turns in, as well as rights in and out, however the last FDOT improvement project on University Drive effectively eliminated that left turn option so a future permit for that turning movement may be problematic as it would require opening or re-opening the median, something FDOT may not be willing to do.

In conjunction with the elimination of the two openings, it is anticipated that the remaining off-site improvement requirements associated with the two openings will be eliminated, resulting in a request to record a termination/release of the currently effective Required Improvements Agreement recorded in ORB 47283, Page 1993.

The specific request to the county will be to amend the NVAL along University Drive and Pembroke Road to eliminate the following openings:

- Eliminate the 80-foot opening (prohibiting left turns out) centered approximately 1320 feet north of the centerline of Pembroke Road
- Eliminate the 50-foot opening (restricted to right turns only) centered approximately 1260 feet west of the centerline of University Drive

The remaining openings on University Drive will be:

- a. An existing 80-foot opening with centerline located approximately 2500 feet north of the section line of Section 21-51-41.
- b. An existing 50-foot opening with centerline located approximately 3470 feet north of the section line of Section 21-51-41. This opening is restricted to and shall be noted on the sketch as: RIGHT TURNS ONLY.

The remaining openings on Pembroke Road will be:

- a. An existing 80-foot opening with centerline located approximately 1660 feet west of the east section line of Section 21-51-41.
  - b. An existing 100-foot opening located at the west plat limits.
- Modify Schedule B of the recorded Required Improvements Agreement (ORB 47283, Page 1993) to eliminate all staff recommendations for any and all staff recommendations associated with the easternmost 50-foot opening on Pembroke Road and the southernmost 80-foot opening on University Drive as listed in Phase III and IV of Schedule, including but not limited to staff recommendations 20, 21, 22, 23 and 27. If the above is approved, process and record a termination of agreement and release of the security (a city resolution committing funds of up to \$1,5000,000, as all other off site improvement requirements have been previously met.
  - In addition to the attached documentation required for this NVAL amendment submittal, CGA will also be following up with the Resilience



Environment Department and the plat review section by submitting the relevant as-built plans and acceptance letters required to process the review and termination of the aforementioned security agreement.

If you have any questions, please do not hesitate to call me at 954-292-2671 (cell) or send an email to [hholden@cgasolutions.com](mailto:hholden@cgasolutions.com).

Sincerely,

**CALVIN, GIORDANO & ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "Hoyt H. Holden". The signature is fluid and cursive, with the first and last names being more prominent.

Hoyt H. Holden, AICP, Planning Manager

enclosures:

CC: Karl Kennedy, City of Pembroke Pines

John England, City of Pembroke Pines

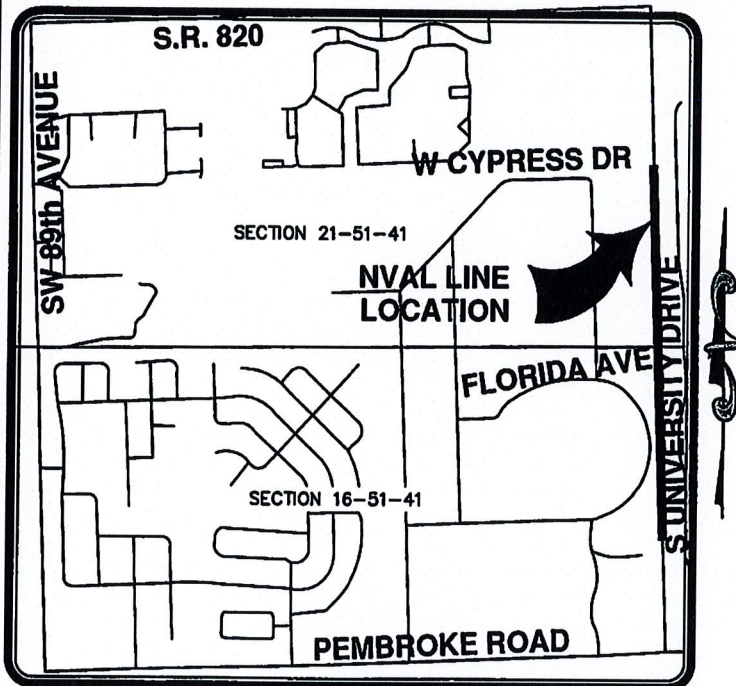
**EXHIBIT "A-1"**  
**LEGAL DESCRIPTION**  
**PROPOSED NON-VEHICULAR ACCESS LINE**

**DESCRIPTION :**

PORTIONS OF THE EAST BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTIONS OF THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (STATE ROAD 817), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL A, ALSO BEING THE POINT OF BEGINNING #1; THENCE ALONG SAID EAST BOUNDARY OF PARCEL A, ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 476.49 FEET TO THE POINT OF TERMINATION "A"; (2) THENCE COMMENCE AT SAID POINT OF TERMINATION "A" SOUTH 02°04'46" EAST 50.00 FEET TO THE POINT OF BEGINNING #2; (3) SOUTH 02°04'46" EAST 710.82 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: (1) NORTH 87°46'34" EAST 36.43 FEET; (2) SOUTH 02°10'17" EAST 84.61 FEET; (3) SOUTH 02°02'00" EAST 107.73 FEET; (4) SOUTH 87°46'55" WEST 36.48 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 8.73 FEET TO THE POINT OF TERMINATION "B"; THENCE COMMENCE AT SAID POINT OF TERMINATION "B"; (2) CONTINUE SOUTH 02°04'46" EAST 80.00 FEET TO THE POINT OF BEGINNING #3; (3) CONTINUE SOUTH 02°04'46" EAST 8.73 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) NORTH 87°46'55" EAST 36.39 FEET; (2) SOUTH 02°02'00" EAST 223.91 FEET; (3) SOUTH 87°46'55" WEST 36.21 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES: (1) SOUTH 02°04'46" EAST 363.31 FEET; (2) SOUTH 01°20'01" EAST 1235.11 FEET TO THE POINT OF TERMINATION "C".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



**ABBREVIATIONS:**

P.O.B. - POINT OF BEGINNING  
P.O.T. - POINT OF TERMINATION  
P.B. - PLAT BOOK  
PG. - PAGE  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORDS BOOK  
FPL - FLORIDA POWER & LIGHT COMPANY  
R/W - RIGHT OF WAY  
NVAL - NON-VEHICULAR ACCESS LINE  
W&S - WATER & SEWER  
C.E. - CANAL EASEMENT  
C.M.E. - CANAL MAINTENANCE EASEMENT  
T.C.E. - TRAFFIC CONTROL EASEMENT  
CL - CENTERLINE

**SURVEY NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON  
PLAT BEARING OF S02°04'46"E ALONG THE  
EASTERLY BOUNDARY OF PARCEL A AS  
SHOWN ON "PEMBROKE PINES HEALTH PARK"  
(P.B. 174, PG. 179, B.C.R.)

SEE SHEETS 2-4 OF 4 FOR SKETCH

THIS SKETCH DOES NOT  
REPRESENT A BOUNDARY SURVEY

## SKETCH & DESCRIPTION

DATE	REVISIONS	DWN.	CHK.
DRAWN BY:	LP	CHECKED BY:	MR

**CERTIFIED TO:**

# CITY OF PEMBROKE PINES

No. 5857

MILLER LEGG STATE OF

**South Florida Office: 5745 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2384  
954-436-7000 • Fax: 954-486-8661  
[www.millerleg.com](http://www.millerleg.com)**

I HEREBY CERTIFY THAT THIS SKETCH MEETS  
STANDARDS OF PRACTICE AS SET FORTH BY THE  
FLORIDA DEPARTMENT OF AGRICULTURE AND  
CONSUMER SERVICES OF PROFESSIONAL  
SURVEYORS AND MAPPERS IN CHAPTER 5J-17,  
FLORIDA ADMINISTRATIVE CODE PURSUANT TO  
SECTION 472.027, FLORIDA STATUTES.  
DATED THIS 11TH DAY OF APRIL 2023 A.D.

Martin P. Rossi  
MARTIN P. ROSSI

PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION No. 5857  
 VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.

**21-00004**

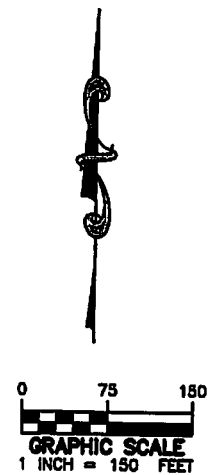
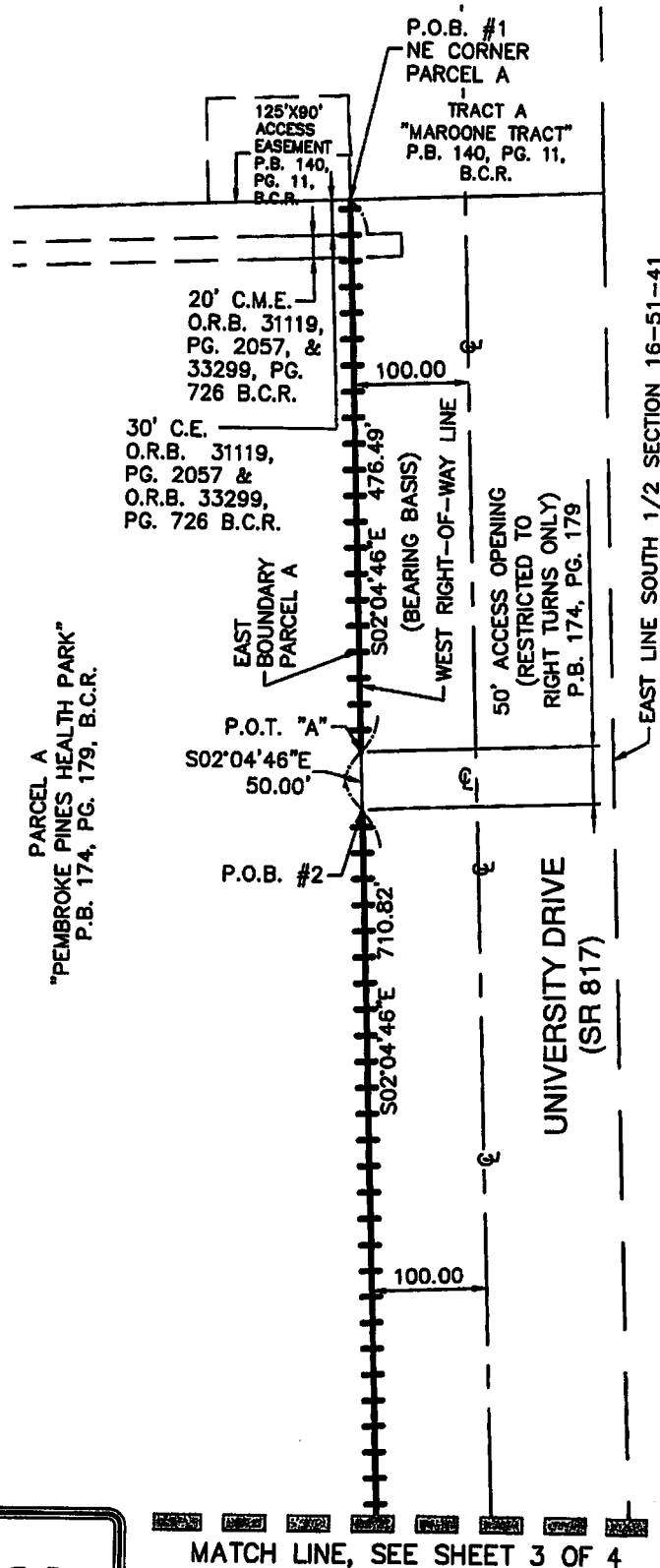
**FILE NO**

SD-1



SHEET 2 OF 4

# EXHIBIT "A-1" PROPOSED NON-VEHICULAR ACCESS LINE



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2364  
954-436-7000 • Fax: 954-436-8684  
www.millerlegg.com

MATCH LINE, SEE SHEET 3 OF 4

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

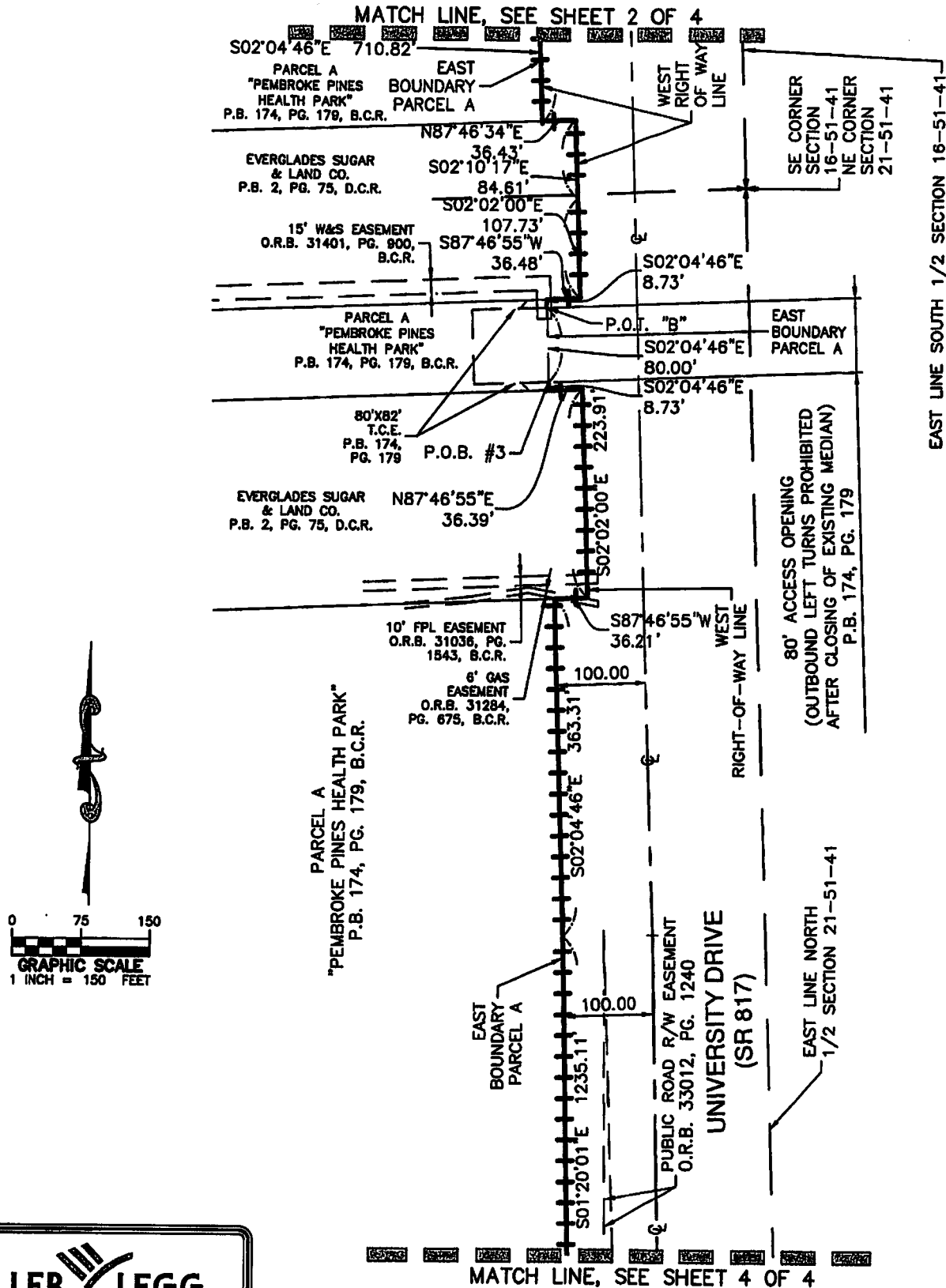
**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-2

SHEET 3 OF 4

**EXHIBIT "A-1"**  
**PROPOSED NON-VEHICULAR ACCESS LINE**



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2384  
954-438-7000 • Fax: 954-438-8684  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

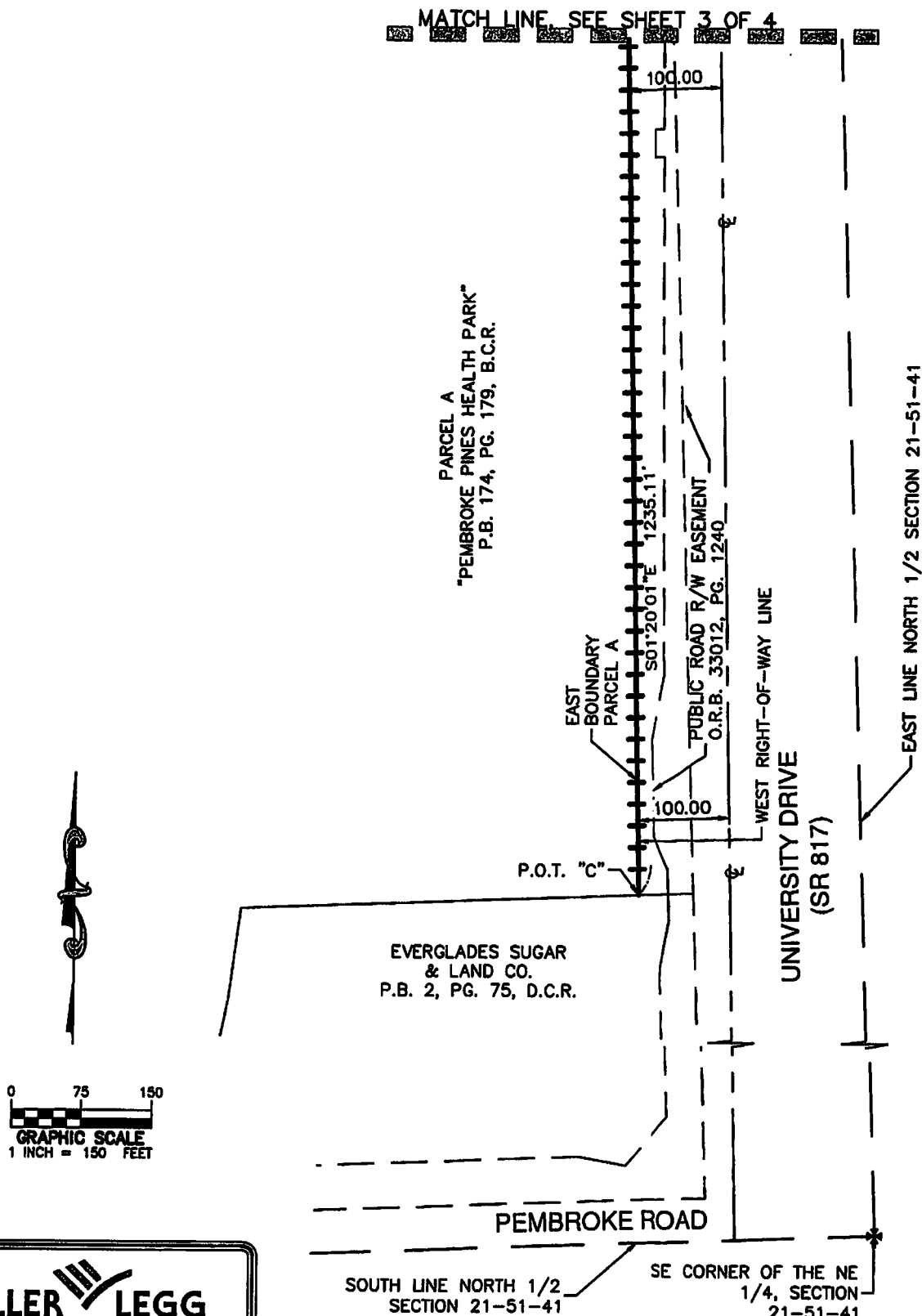
PROJECT NO.  
21-00004

FILE NO.  
SD-3



SHEET 4 OF 4

EXHIBIT "A-1"  
PROPOSED NON-VEHICULAR ACCESS LINE



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2384  
954-436-7000 Fax: 954-436-8664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-4

EXHIBIT "B"  
LEGAL DESCRIPTION  
OLD NON-VEHICULAR ACCESS LINE

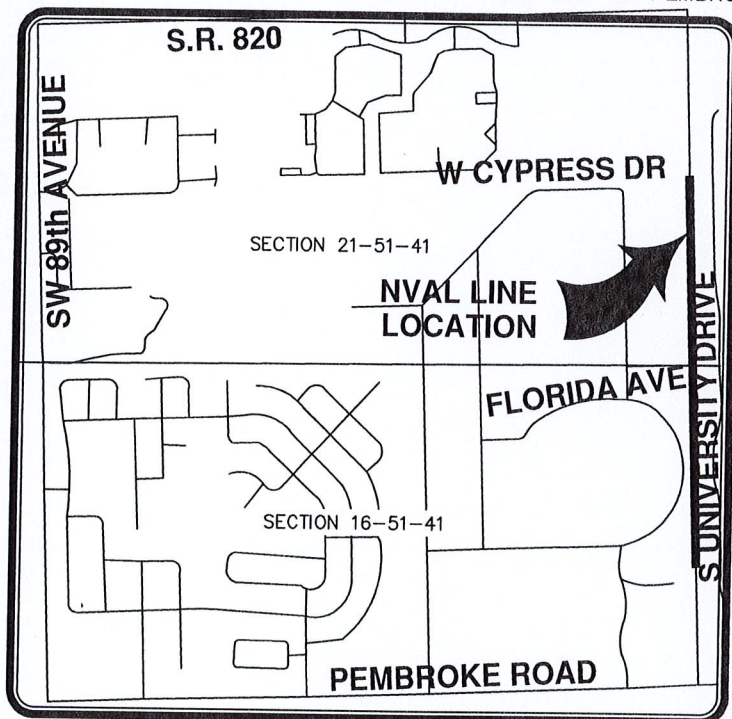
SHEET 1 OF 4  
Exhibit 7  
Page 12 of 29

DESCRIPTION :

PORTIONS OF THE EAST BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTIONS OF THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (STATE ROAD 817), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL A, ALSO BEING THE POINT OF BEGINNING #1; THENCE ALONG SAID EAST BOUNDARY OF PARCEL A, ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 476.49 FEET TO THE POINT OF TERMINATION "A"; (2) THENCE COMMENCE AT SAID POINT OF TERMINATION "A", SOUTH 02°04'46" EAST 50.00 FEET TO THE POINT OF BEGINNING #2; (3) SOUTH 02°04'46" EAST 710.82 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: (1) NORTH 87°46'34" EAST 36.43 FEET; (2) SOUTH 02°10'17" EAST 84.61 FEET; (3) SOUTH 02°02'00" EAST 107.73 FEET; (4) SOUTH 87°46'55" WEST 36.48 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 8.73 FEET TO THE POINT OF TERMINATION "B"; THENCE COMMENCE AT SAID POINT OF TERMINATION "B"; (2) CONTINUE SOUTH 02°04'46" EAST 80.00 FEET TO THE POINT OF BEGINNING #3; (3) CONTINUE SOUTH 02°04'46" EAST 8.73 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) NORTH 87°46'55" EAST 36.39 FEET; (2) SOUTH 02°02'00" EAST 223.91 FEET; (3) SOUTH 87°46'55" WEST 36.21 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: (1) SOUTH 02°04'46" EAST 363.31 FEET; (2) SOUTH 01°20'01" EAST 484.13 FEET TO THE POINT OF TERMINATION "C"; THENCE COMMENCE AT THE AFORESAID POINT OF TERMINATION "C", (3) CONTINUE SOUTH 01°20'01" EAST 80.00 FEET TO THE POINT OF BEGINNING #4; (4) CONTINUE SOUTH 01°20'01" EAST 670.98 FEET TO THE POINT OF TERMINATION "D".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



ABBREVIATIONS:

P.O.B. - POINT OF BEGINNING  
P.O.T. - POINT OF TERMINATION  
P.B. - PLAT BOOK  
PG. - PAGE  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORDS BOOK  
FPL - FLORIDA POWER & LIGHT COMPANY  
R/W - RIGHT OF WAY  
NVAL - NON-VEHICULAR ACCESS LINE  
W&S - WATER & SEWER  
C.E. - CANAL EASEMENT  
C.M.E. - CANAL MAINTENANCE EASEMENT  
T.C.E. - TRAFFIC CONTROL EASEMENT  
CL - CENTERLINE  
(C) - CALCULATED  
(P) - PLAT

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF S02°04'46"E ALONG THE EASTERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

SEE SHEETS 2-4 OF 4 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

CITY OF PEMBROKE PINES

No. 5857

MILLER LEGG

South Florida Office: 5742 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2389  
954-436-7000 · Fax: 954-436-3661  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
DATED THIS 11th DAY OF APRIL 2023 A.D.

*Martin P. Rossi*  
MARTIN P. ROSSI

PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 5857  
VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.

21-00004

FILE NO.

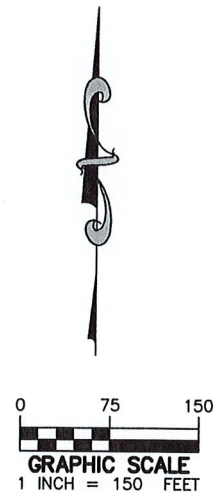
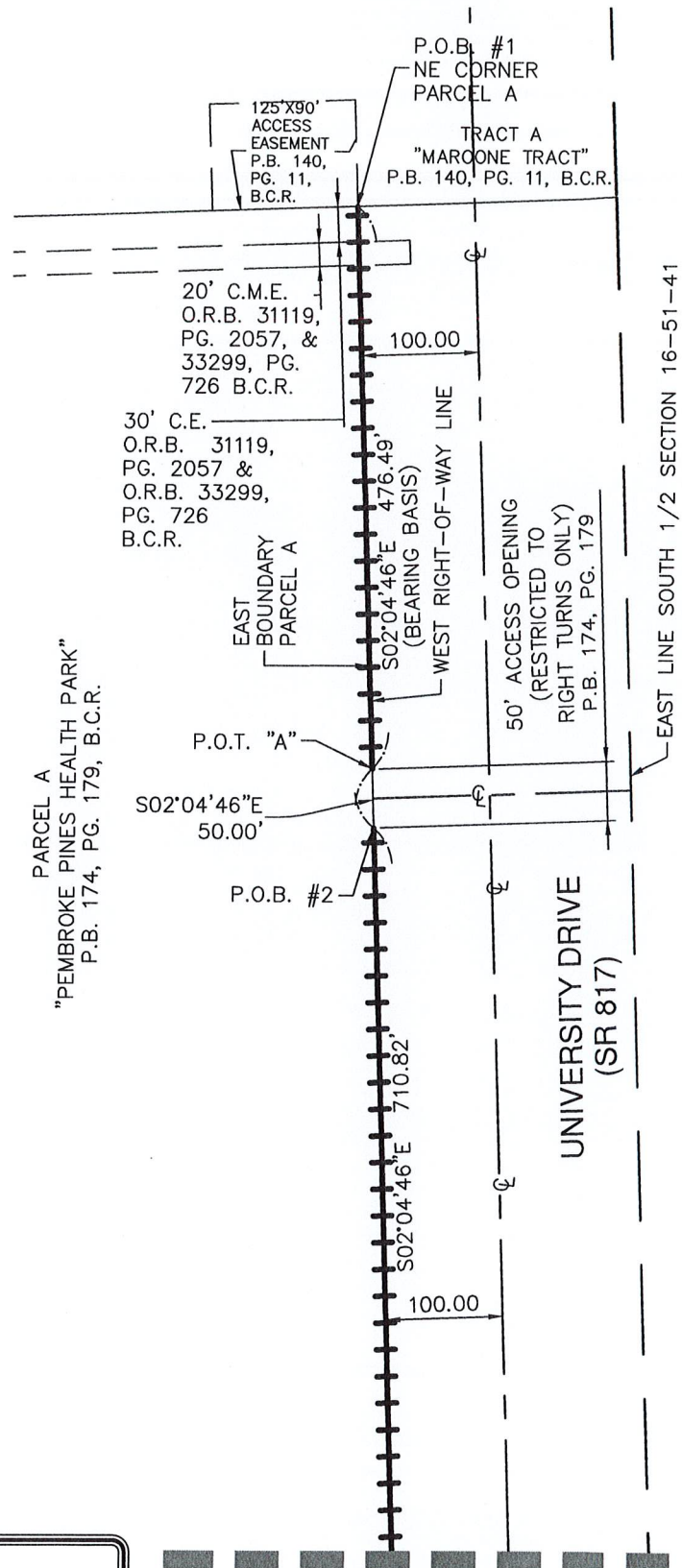
SD-1



# EXHIBIT "B"

## OLD NON-VEHICULAR ACCESS LINE

Exhibit 7  
Page 13 of 29



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida - 33309-2364  
954-436-7000 - Fax: 954-436-8664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

### SKETCH & DESCRIPTION

PROJECT NO.  
21-00004

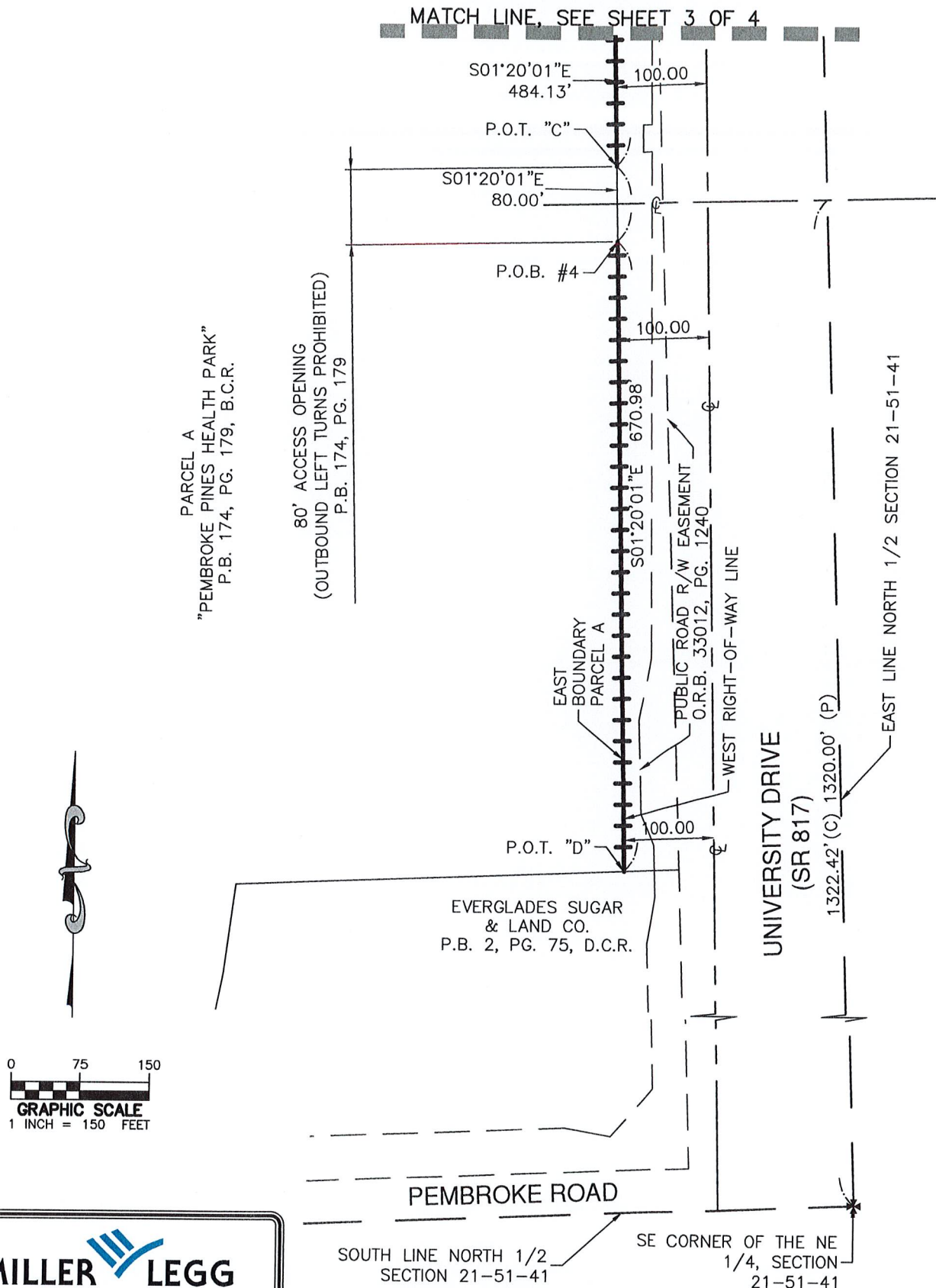
FILE NO.  
SD-2





# EXHIBIT "B"

## OLD NON-VEHICULAR ACCESS LINE

 Exhibit 7  
 Page 15 of 29

**MILLER LEGG**

 South Florida Office: 5747 N. Andrews Way  
 Ft. Lauderdale, Florida - 33309-2364  
 954-436-7000 · Fax: 954-436-8664  
 www.millerlegg.com

Certificate of Authorization L.B. 6680

### SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

 PROJECT NO.  
 21-00004

 FILE NO.  
 SD-4



**EXHIBIT "C"**  
**LEGAL DESCRIPTION**  
**PROPOSED NON-VEHICULAR ACCESS LINE**

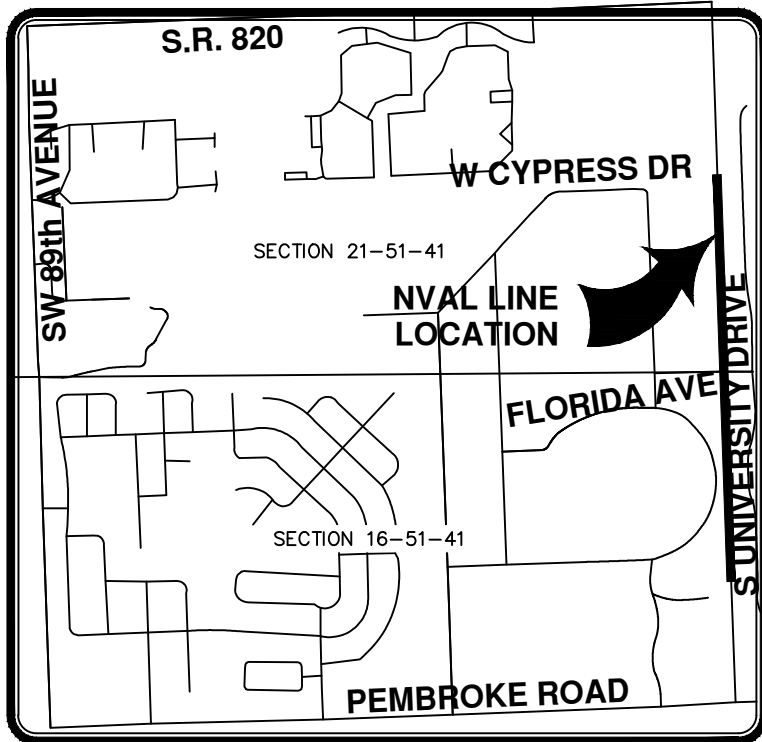
SHEET 1 OF 4  
Exhibit 7  
Page 16 of 29

**DESCRIPTION :**

PORTIONS OF THE EAST BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTIONS OF THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (STATE ROAD 817), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL A, ALSO BEING THE POINT OF BEGINNING #1; THENCE ALONG SAID EAST BOUNDARY OF PARCEL A, ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 476.49 FEET TO THE POINT OF TERMINATION "A"; (2) THENCE COMMENCE AT SAID POINT OF TERMINATION "A" SOUTH 02°04'46" EAST 50.00 FEET TO THE POINT OF BEGINNING #2; (3) SOUTH 02°04'46" EAST 710.82 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: (1) NORTH 87°46'34" EAST 36.43 FEET; (2) SOUTH 02°10'17" EAST 84.61 FEET; (3) SOUTH 02°02'00" EAST 107.73 FEET; (4) SOUTH 87°46'55" WEST 36.48 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 8.73 FEET TO THE POINT OF TERMINATION "B"; THENCE COMMENCE AT SAID POINT OF TERMINATION "B"; (2) CONTINUE SOUTH 02°04'46" EAST 80.00 FEET TO THE POINT OF BEGINNING #3; (3) CONTINUE SOUTH 02°04'46" EAST 8.73 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) NORTH 87°46'55" EAST 36.39 FEET; (2) SOUTH 02°02'00" EAST 223.91 FEET; (3) SOUTH 87°46'55" WEST 36.21 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES: (1) SOUTH 02°04'46" EAST 363.31 FEET; (2) SOUTH 01°20'01" EAST 1235.11 FEET TO THE POINT OF TERMINATION "C".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



TOWNSHIP 51S - RANGE 41E - SECTIONS 16&21  
**LOCATION MAP**  
N.T.S.

**ABBREVIATIONS:**

P.O.B. - POINT OF BEGINNING  
P.O.T. - POINT OF TERMINATION  
P.B. - PLAT BOOK  
PG. - PAGE  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORDS BOOK  
FPL - FLORIDA POWER & LIGHT COMPANY  
R/W - RIGHT OF WAY  
NVAL - NON-VEHICULAR ACCESS LINE  
W&S - WATER & SEWER  
C.E. - CANAL EASEMENT  
C.M.E. - CANAL MAINTENANCE EASEMENT  
T.C.E. - TRAFFIC CONTROL EASEMENT  
CL - CENTERLINE

**SURVEY NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF S02°04'46"E ALONG THE EASTERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

SEE SHEETS 2-4 OF 4 FOR SKETCH

THIS SKETCH DOES NOT  
REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

CERTIFIED TO:

**CITY OF PEMBROKE PINES**

No. 5857

**MILLER LEGG**

South Florida Office: 574 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2384  
954-436-7000 · Fax: 954-436-9861  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
DATED THIS 11th DAY OF APRIL 2023 A.D.  
*Martin P. Rossi*  
**MARTIN P. ROSSI**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 5857  
VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.

**21-00004**

FILE NO.

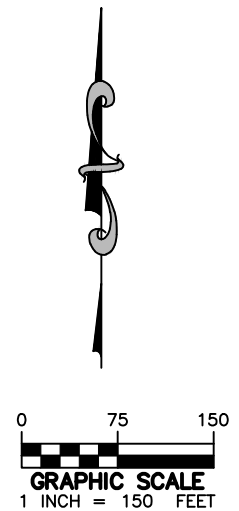
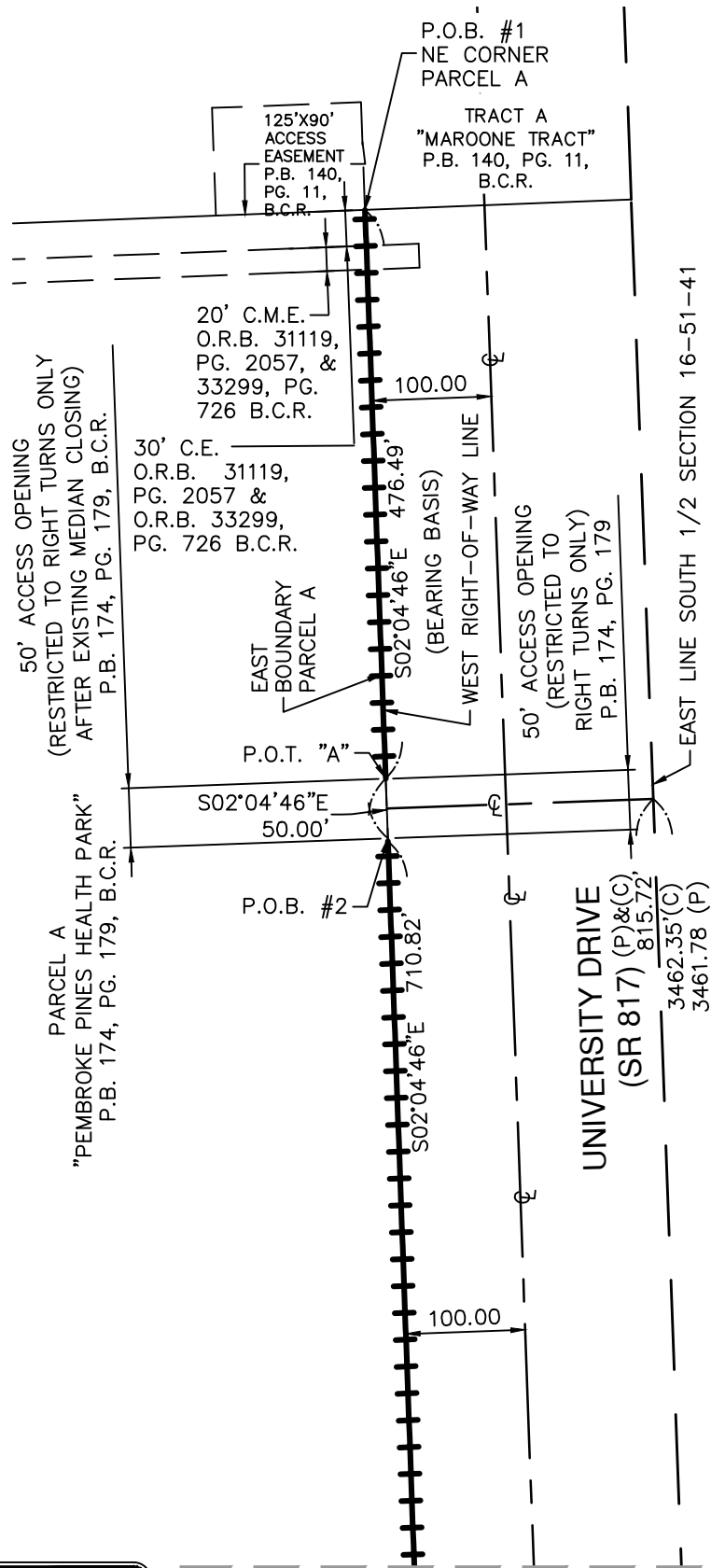
**SD-1**

DATE	REVISIONS	DWN.	CHK.
10/30/23	REVISED PER CITY COMMENTS	LP	MR
DRAWN BY: LP		CHECKED BY: MR	

# EXHIBIT "C"

## PROPOSED NON-VEHICULAR ACCESS LINE

Exhibit 7  
Page 17 of 29



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida : 33309-2364  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

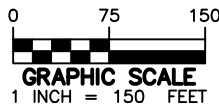
Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-2



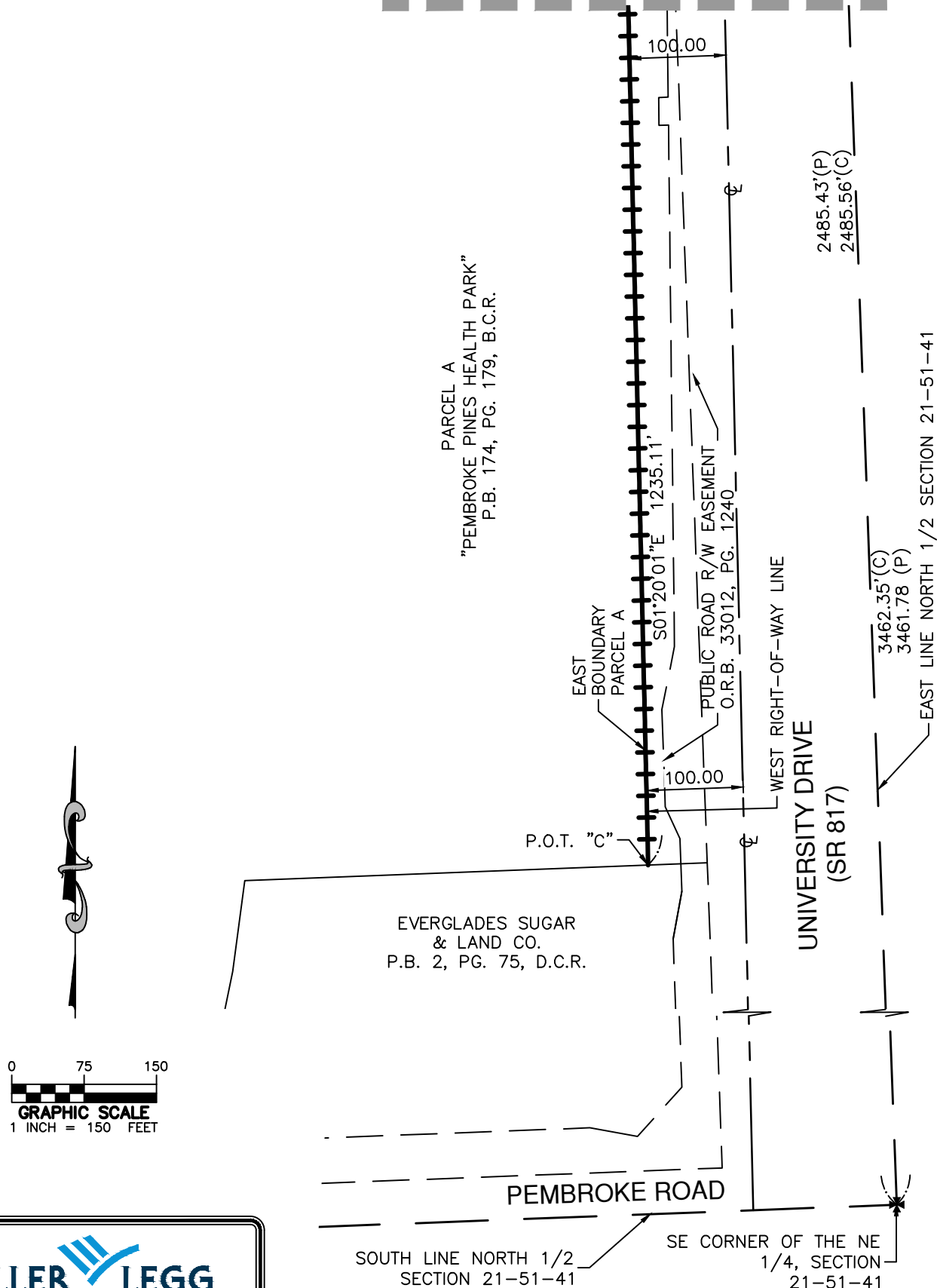
FILE NO.  
SD-3



**EXHIBIT "C"**  
**PROPOSED NON-VEHICULAR ACCESS LINE**

Exhibit 7  
 Page 19 of 29

MATCH LINE, SEE SHEET 3 OF 4



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
 Ft. Lauderdale, Florida : 33309-2364  
 954-436-7000 · Fax: 954-436-8664  
 www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
 21-00004

FILE NO.  
 SD-4

## Pembroke Pines Health Park

### PROPOSED NON-VEHICULAR ACCESS LINE PEMBROKE ROAD –

#### **EXHIBITS A-1 – Legal Description**

**B - Old NVAL**

**C - New NVAL**

EXHIBIT "A-2"  
LEGAL DESCRIPTION  
PROPOSED NON-VEHICULAR ACCESS LINE

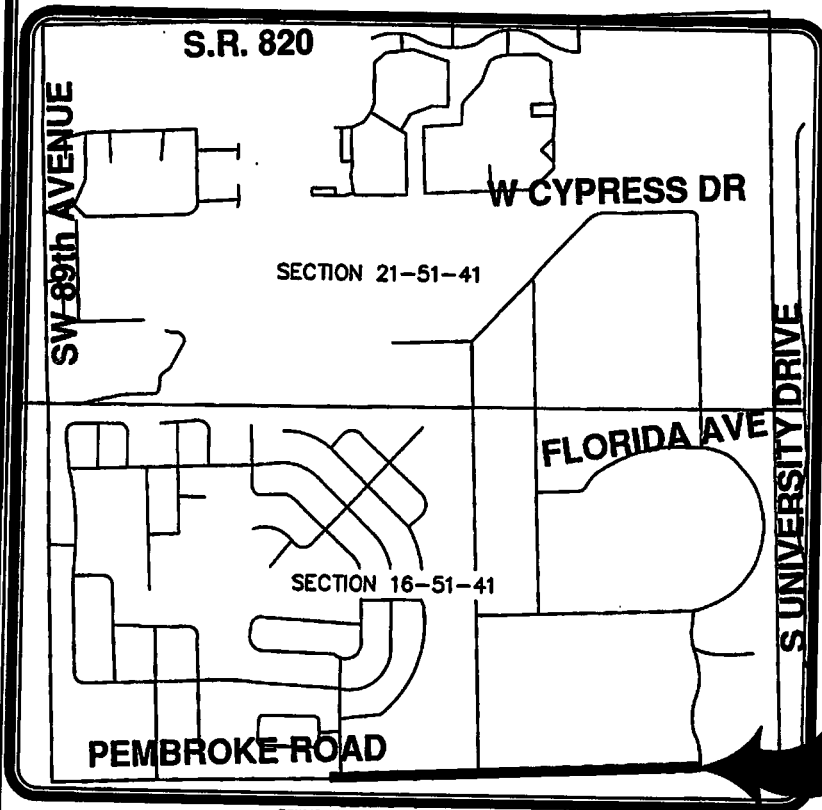
SHEET 1 OF 3

DESCRIPTION :

PORTIONS OF THE SOUTH BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG SAID SOUTH BOUNDARY AND SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT THIRTEEN (13) COURSES: (1) NORTH 87°48'14" EAST 100.00 FEET TO THE POINT OF BEGINNING #1; (2) THENCE CONTINUE NORTH 87°48'14" EAST 215.04 FEET; (3) SOUTH 85°21'12" EAST 100.72 FEET; (4) NORTH 87°48'14" EAST 211.73 FEET; (5) NORTH 02°11'46" WEST 33.50 FEET TO THE POINT OF TERMINATION "A"; COMMENCE AT SAID POINT OF TERMINATION "A"; (6) NORTH 87°48'14" EAST 80.00 FEET TO THE POINT OF BEGINNING #2; (7) THENCE CONTINUE NORTH 87°48'14" EAST 215.00 FEET; (8) SOUTH 85°21'12" EAST 100.72 FEET; (9) NORTH 87°48'14" EAST 3.43 FEET; (10) NORTH 02°11'50" WEST 12.00 FEET; (11) NORTH 87°48'14" EAST 217.00 FEET; (12) SOUTH 85°21'27" EAST 100.78 FEET; (13) NORTH 87°48'14" EAST 304.08 FEET TO THE POINT OF TERMINATION "B".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



ABBREVIATIONS:

P.O.B. - POINT OF BEGINNING  
P.O.T. - POINT OF TERMINATION  
P.B. - PLAT BOOK  
PG. - PAGE  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORDS BOOK  
FPL - FLORIDA POWER & LIGHT COMPANY  
R/W - RIGHT OF WAY  
NVAL - NON-VEHICULAR ACCESS LINE  
W&S - WATER & SEWER  
C.E. - CANAL EASEMENT  
C.M.E. - CANAL MAINTENANCE EASEMENT  
T.C.E. - TRAFFIC CONTROL EASEMENT  
CL - CENTERLINE

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N87°48'14"E ALONG THE SOUTHERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

NVAL LINE  
LOCATION

TOWNSHIP 51S-RANGE 41E-SECTION 16

LOCATION MAP  
N.T.S.

SKETCH & DESCRIPTION

SEE SHEETS 2 & 3 OF 3 FOR SKETCH  
THIS SKETCH DOES NOT  
REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS	OWN	CHK

DRAWN BY: LP CHECKED BY: MR

CERTIFIED TO:

CITY OF PEMBROKE PINES

MILLER LEGG OF FLORIDA

South Florida Office: 6740 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2304  
954-436-7000 • Fax: 954-436-9684  
www.millerlegg.com

No. 5857

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
DATED THIS 11th DAY OF APRIL 2023 A.D.  
*Martin P. Rossi*  
MARTIN P. ROSSI  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 5857  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFICATE OF AUTHORIZATION: LB8680

PROJECT NO.  
21-00004

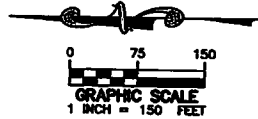
FILE NO.  
SD-1



SHEET 2 OF 3

EXHIBIT "A-2"  
PROPOSED NON-VEHICULAR ACCESS LINE

MATCH LINE SEE SHEET 3



PARCEL A  
"PEMBROKE PINES HEALTH PARK"  
P.B. 174, PG. 179, B.C.R.

40' DRAINAGE  
& MAINTENANCE  
UTILITY EASEMENT,  
P.B. 121, PG. 28, B.C.R.

100' ACCESS  
OPENING  
P.B. 174, PG. 179

TRACT A (PARB)  
CINNAMON PLANT,  
P.B. 121, PG. 28, B.C.R.

P.O.B. #2

S85°21'12"E  
100.72'

N87°48'14"E  
80.00'

P.O.T. "A"

N02°11'46"W  
33.50'

(BEARING BASIS)

N87°48'14"E

211.73'

N87°48'14"E

215.00'

N87°48'14"E

100.72'

S85°21'12"E

100'X82'

T.C.E.

P.B. 174,

PG. 179

P.O.B. #1

N87°48'14"E

215.00'

N87°48'14"E

100.00'

N87°48'14"E

100.00'

N87°48'14"E

100.00'

N87°48'14"E

100.00'

N87°48'14"E

100.00'

N87°48'14"E

100.00'

N87°48'14"E

100.00'

N87°48'14"E

100.00'

N87°48'14"E

100.00'

PEMBROKE ROAD

N02°11'50"W  
12.00'

N87°48'14"E  
3.43'

SOUTH LINE NORTH 1/2 SECTION 21-51-41

NORTH  
RIGHT-OF-WAY LINE

ROAD R/W EASEMENT O.R.B.  
3635, PG. 923, B.C.R.

P.O.C.  
SW CORNER  
PARCEL A

**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida - 33309-2364  
954-436-7000 - Fax: 954-436-0664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

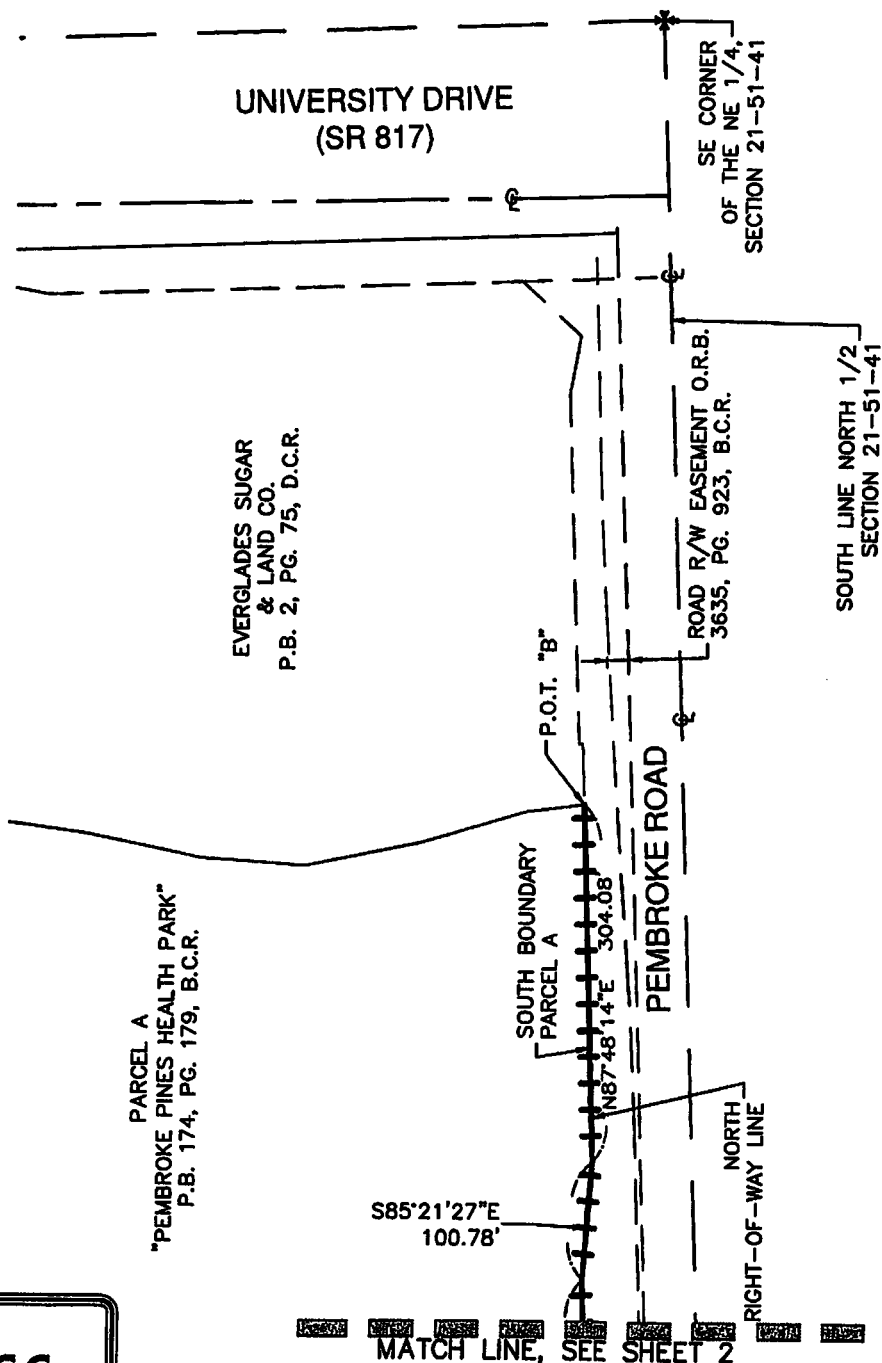
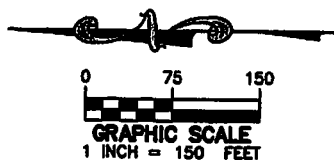
**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-2

SHEET 3 OF 3

EXHIBIT "A-2"  
PROPOSED NON-VEHICULAR ACCESS LINE



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida - 33309-2384  
954-436-7000 • Fax: 954-436-6664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-3

EXHIBIT "B"  
LEGAL DESCRIPTION  
OLD NON-VEHICULAR ACCESS LINE

SHEET 1 OF 3

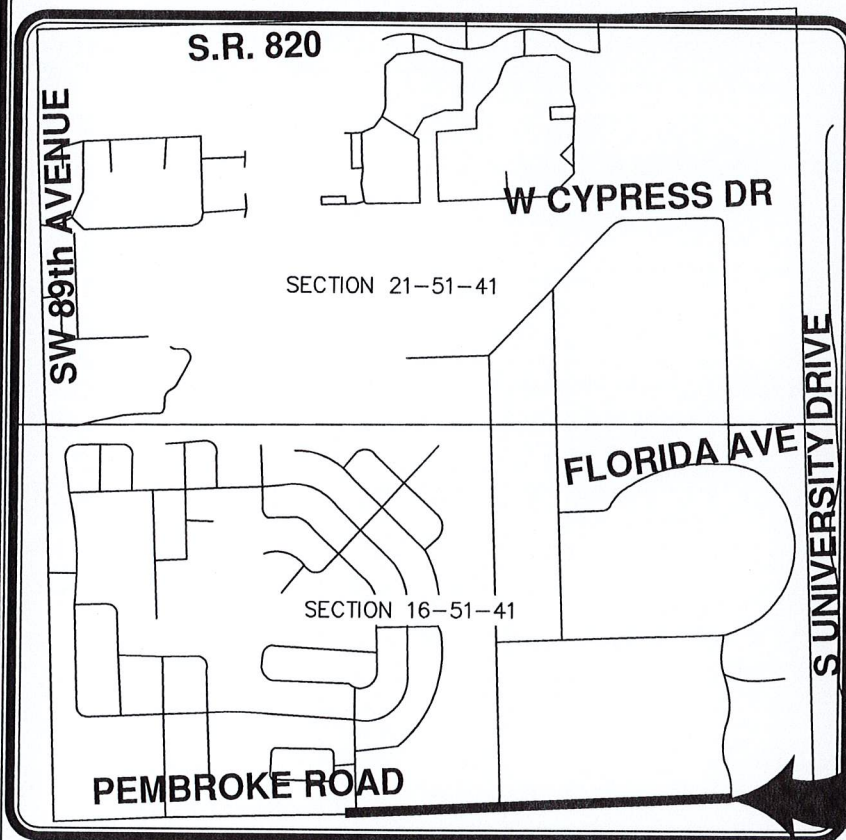
Exhibit 7  
Page 24 of 29

DESCRIPTION :

PORTIONS OF THE SOUTH BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG SAID SOUTH BOUNDARY AND SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT FOURTEEN (14) COURSES: (1) NORTH 87°48'14" EAST 100.00 FEET TO THE POINT OF BEGINNING #1; (2) THENCE CONTINUE NORTH 87°48'14" EAST 215.04 FEET; (3) SOUTH 85°21'12" EAST 100.72 FEET; (4) NORTH 87°48'14" EAST 211.73 FEET; (5) NORTH 02°11'46" WEST 33.50 FEET TO THE POINT OF TERMINATION "A"; COMMENCE AT SAID POINT OF TERMINATION "A"; (6) NORTH 87°48'14" EAST 80.00 FEET TO THE POINT OF BEGINNING #2; (7) CONTINUE NORTH 87°48'14" EAST 215.00 FEET; (8) SOUTH 85°21'12" EAST 100.72 FEET; (9) NORTH 87°48'14" EAST 3.43 FEET; (10) NORTH 02°11'50" WEST 12.00 FEET TO THE POINT OF TERMINATION "B"; COMMENCE SAID POINT OF TERMINATION "B"; (11) THENCE NORTH 87°48'14" EAST 50.00 FEET TO THE POINT OF BEGINNING #3; (12) THENCE CONTINUE NORTH 87°48'14" EAST 167.00 FEET; (13) SOUTH 85°21'27" EAST 100.78 FEET; (14) NORTH 87°48'14" EAST 304.08 FEET TO THE POINT OF TERMINATION "C".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



ABBREVIATIONS:

P.O.B. - POINT OF BEGINNING  
P.O.T. - POINT OF TERMINATION  
P.B. - PLAT BOOK  
PG. - PAGE  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORDS BOOK  
FPL - FLORIDA POWER & LIGHT COMPANY  
R/W - RIGHT OF WAY  
NVAL - NON-VEHICULAR ACCESS LINE  
W&S - WATER & SEWER  
C.E. - CANAL EASEMENT  
C.M.E. - CANAL MAINTENANCE EASEMENT  
T.C.E. - TRAFFIC CONTROL EASEMENT  
CL - CENTERLINE  
(C) - CALCULATED  
(P) - PLAT

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N87°48'14"E ALONG THE SOUTHERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

NVAL LINE  
LOCATION

TOWNSHIP 51S - RANGE 41E - SECTION 16

LOCATION MAP  
N.T.S.

SKETCH & DESCRIPTION

SEE SHEETS 2 & 3 OF 3 FOR SKETCH  
THIS SKETCH DOES NOT  
REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

CITY OF PEMBROKE PINES

No. 5857

MILLER LEGG

South Florida Office: 574 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2359  
954-436-7000 · Fax: 954-466-8661  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 11th DAY OF APRIL 2023 A.D.

*Martin P. Rossi*  
MARTIN P. ROSSI

PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 5857  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.

21-00004

FILE NO.

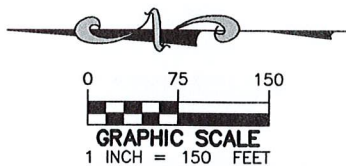
SD-1



# EXHIBIT "B"

## OLD NON-VEHICULAR ACCESS LINE

Exhibit 7  
Page 25 of 29



MATCH LINE, SEE SHEET 3

PARCEL A  
"PEMBROKE PINES HEALTH PARK"  
P.B. 174, PG. 179, B.C.R.

50' ACCESS OPENING (RESTRICTED  
TO RIGHT TURNS ONLY)  
P.B. 174, PG. 179, B.C.R.

80' ACCESS OPENING  
P.B. 174, PG. 179, B.C.R.

100' ACCESS  
OPENING  
P.B. 174, PG. 179

40' DRAINAGE  
&  
MAINTENANCE  
UTILITY EASEMENT,  
P.B. 121, PG. 26, B.C.R.

TRACT A (PARK)  
CINNAMON PLACE I  
P.B. 121, PG. 26, B.C.R.

100'x82'  
T.C.E.  
P.B. 174,  
PG. 179

P.O.B. #1

N87°48'14"E

215.04'

ROAD R/W EASEMENT O.R.B.  
3635, PG. 923, B.C.R.

N87°48'14"E

100.00'

P.O.C.  
SW CORNER  
PARCEL A

SOUTH LINE NORTH 1/2 SECTION 21-51-41

NORTH  
RIGHT-OF-WAY LINE

(BEARING BASIS)

S85°21'12"E

100.72'

N87°48'14"E

211.73'

P.O.T. "A"

N02°11'46"W

33.50'

P.O.B. #2

N87°48'14"E

80.00'

N87°48'14"E

215.00'

N87°48'14"E

215.00'

P.O.T. "B"

N87°48'14"E

50.00'

P.O.B. #3

N87°48'14"E

167.00'

(C) & (P)

1260.00'

N02°11'50"W

12.00'

N87°48'14"E

3.43'

PEMBROKE ROAD

# MILLER LEGG

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida - 33309-2364  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

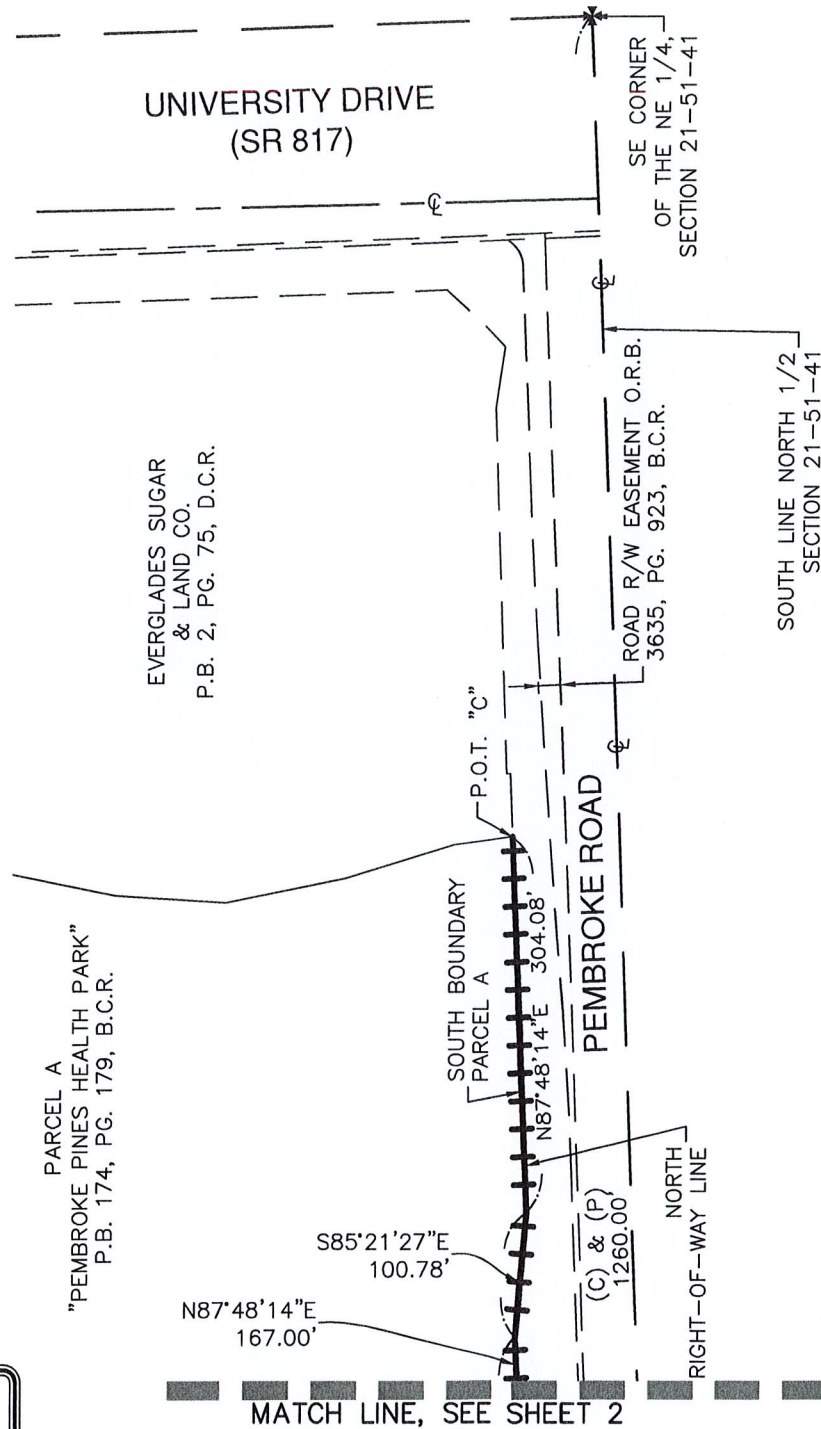
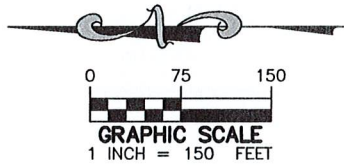
**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-2

**EXHIBIT "B"**  
**OLD NON-VEHICULAR ACCESS LINE**

Exhibit 7  
 Page 26 of 29



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
 Ft. Lauderdale, Florida - 33309-2364  
 954-436-7000 - Fax: 954-436-8664  
 www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
 21-00004

FILE NO.  
 SD-3

EXHIBIT "C"  
LEGAL DESCRIPTION  
PROPOSED NON-VEHICULAR ACCESS LINE

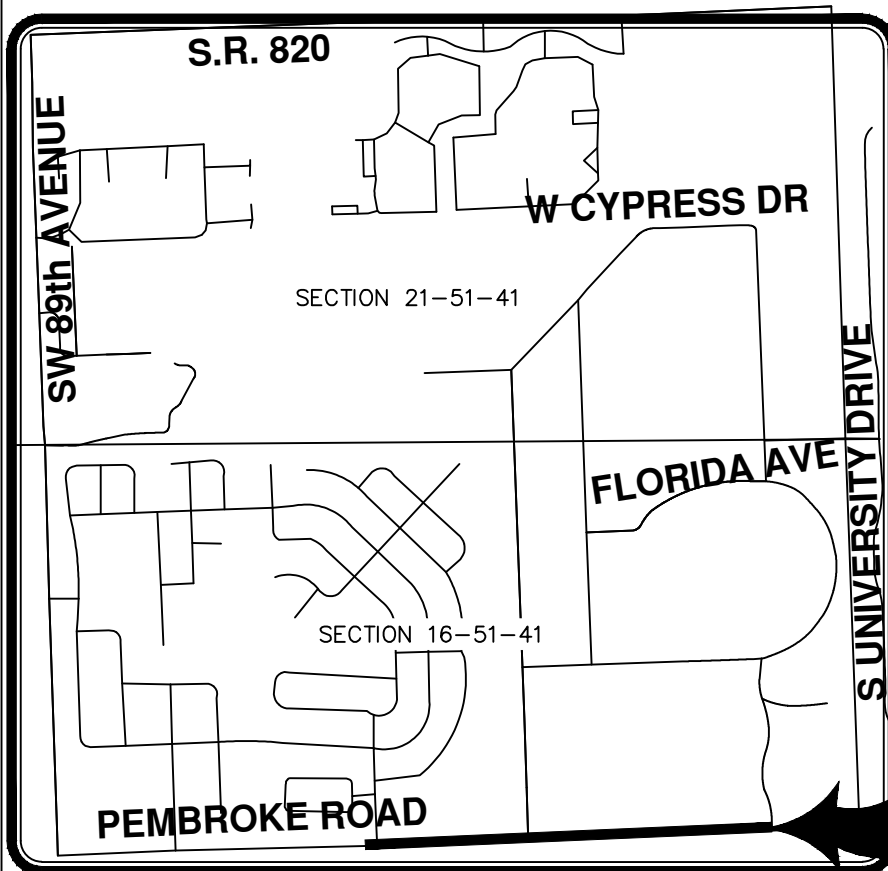
SHEET 1 OF 3  
Exhibit 7  
Page 27 of 29

DESCRIPTION :

PORTIONS OF THE SOUTH BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG SAID SOUTH BOUNDARY AND SAID NORTH RIGHT-OF WAY LINE FOR THE NEXT THIRTEEN (13) COURSES: (1) NORTH 87°48'14" EAST 100.00 FEET TO THE POINT OF BEGINNING #1; (2) THENCE CONTINUE NORTH 87°48'14" EAST 215.04 FEET; (3) SOUTH 85°21'12" EAST 100.72 FEET; (4) NORTH 87°48'14" EAST 211.73 FEET; (5) NORTH 02°11'46" WEST 33.50 FEET TO THE POINT OF TERMINATION "A"; COMMENCE AT SAID POINT OF TERMINATION "A"; (6) NORTH 87°48'14" EAST 80.00 FEET TO THE POINT OF BEGINNING #2; (7) THENCE CONTINUE NORTH 87°48'14" EAST 215.00 FEET; (8) SOUTH 85°21'12" EAST 100.72 FEET; (9) NORTH 87°48'14" EAST 3.43 FEET; (10) NORTH 02°11'50" WEST 12.00 FEET; (11) NORTH 87°48'14" EAST 217.00 FEET; (12) SOUTH 85°21'27" EAST 100.78 FEET; (13) NORTH 87°48'14" EAST 304.08 FEET TO THE POINT OF TERMINATION "B".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



ABBREVIATIONS:

P.O.B. - POINT OF BEGINNING  
P.O.T. - POINT OF TERMINATION  
P.B. - PLAT BOOK  
PG. - PAGE  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORDS BOOK  
FPL - FLORIDA POWER & LIGHT COMPANY  
R/W - RIGHT OF WAY  
NVAL - NON-VEHICULAR ACCESS LINE  
W&S - WATER & SEWER  
C.E. - CANAL EASEMENT  
C.M.E. - CANAL MAINTENANCE EASEMENT  
T.C.E. - TRAFFIC CONTROL EASEMENT  
CL - CENTERLINE

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N87°48'14"E ALONG THE SOUTHERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

**NVAL LINE  
LOCATION**

SEE SHEETS 2 & 3 OF 3 FOR SKETCH  
THIS SKETCH DOES NOT  
REPRESENT A BOUNDARY SURVEY

TOWNSHIP 51S-RANGE 41E-SECTION 16

**LOCATION MAP**  
N.T.S.

**SKETCH & DESCRIPTION**

CERTIFIED TO:

**CITY OF PEMBROKE PINES**

No. 5857

**MILLER LEGG**

South Florida Office: 574 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2388  
954-436-7000 · Fax: 954-436-9861  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
DATED THIS 11th DAY OF APRIL 2023 A.D.  
*Martin P. Rossi*  
**MARTIN P. ROSSI**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 5857  
VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.

**21-00004**

FILE NO.

**SD-1**

DATE REVISIONS DWN. CHK.

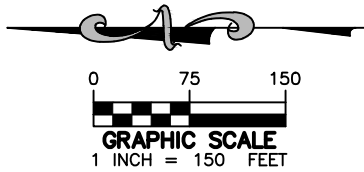
DRAWN BY: LP CHECKED BY: MR



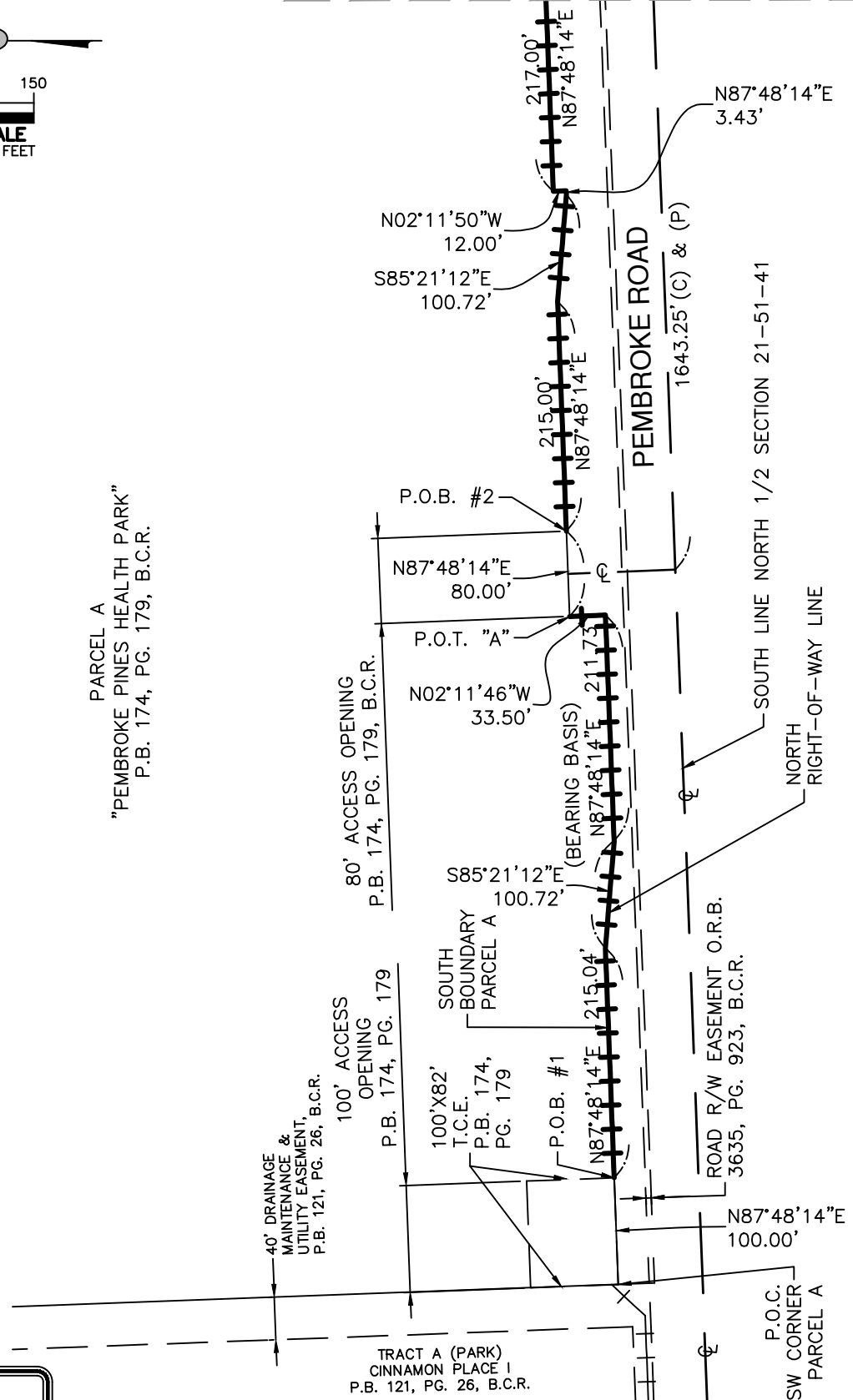
**EXHIBIT "C"**  
**PROPOSED NON-VEHICULAR ACCESS LINE**

Exhibit 7  
 Page 28 of 29

MATCH LINE, SEE SHEET 3



PARCEL A  
 "PEMBROKE PINES HEALTH PARK"  
 P.B. 174, PG. 179, B.C.R.



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
 Ft. Lauderdale, Florida · 33309-2364  
 954-436-7000 · Fax: 954-436-8664  
 www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

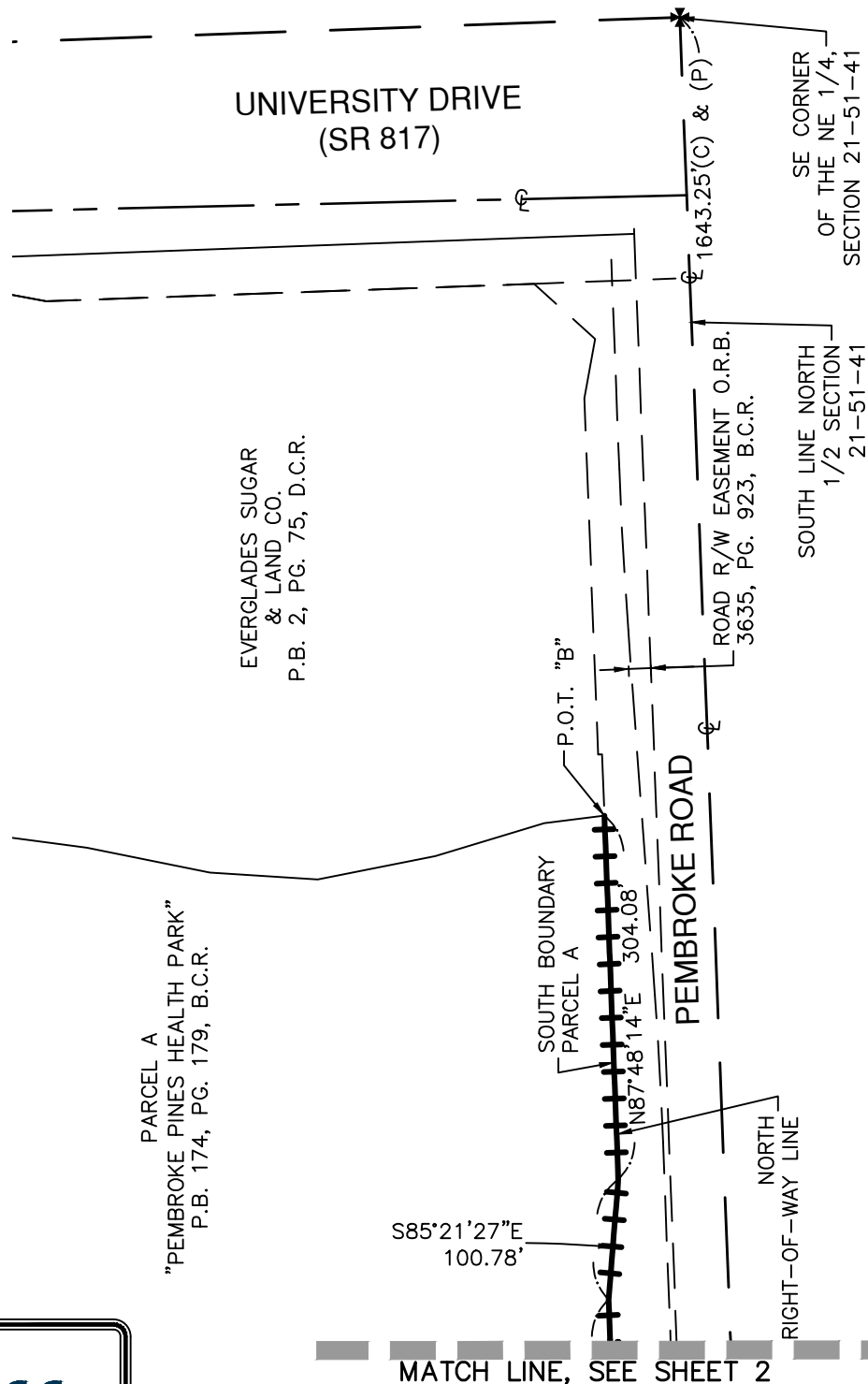
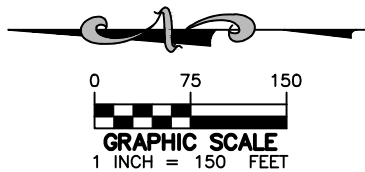
**SKETCH & DESCRIPTION**

PROJECT NO.  
 21-00004

FILE NO.  
 SD-2

**EXHIBIT "C"**  
**PROPOSED NON-VEHICULAR ACCESS LINE**

Exhibit 7  
 Page 29 of 29



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
 Ft. Lauderdale, Florida : 33309-2364  
 954-436-7000 · Fax: 954-436-8664  
 www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
 21-00004

FILE NO.  
 SD-3