



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 and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.
<ol style="list-style-type: none"> 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:
<ol style="list-style-type: none"> 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 4-11-23
Date: 2023.04.11 16:05:02 -04'00'

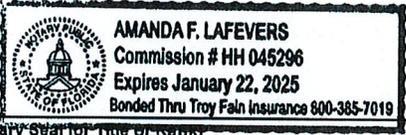
Owner/Agent Signature Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 11th day of April, 2023, who is personally known to me | has produced _____ as identification.

Amanda LaFavers _____
 Name of Notary Typed, Printed or Stamped Signature of Notary Public – State of Florida



AMANDA F. LAFEVERS
Commission # HH 045296
Expires January 22, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

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 / RSU FDOT Letter

Other:

Distribute To
 Engineering Traffic Engineering Mass Transit

Other:

Comments

Received By: H W CLARKE



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.

- 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

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 \$1,500,000, 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.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Hoyt H. Holden". The signature is written in a cursive style with a large initial "H".

Hoyt H. Holden, AICP, Planning Manager

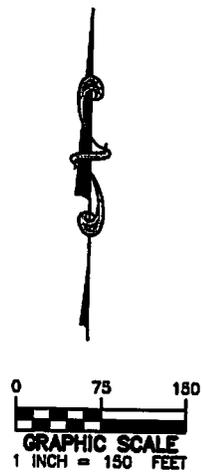
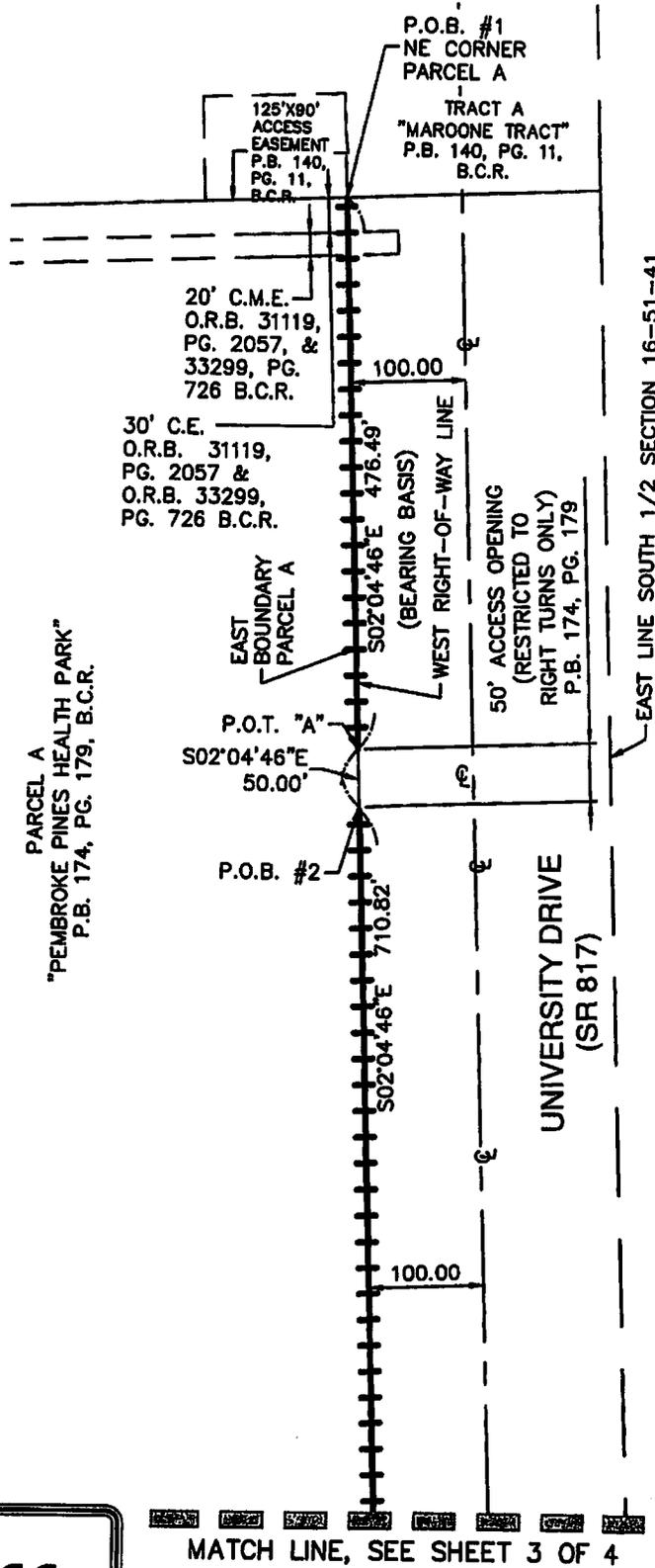
enclosures:

CC: Karl Kennedy, City of Pembroke Pines

John England, City of Pembroke Pines

SHEET 2 OF 4

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



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Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

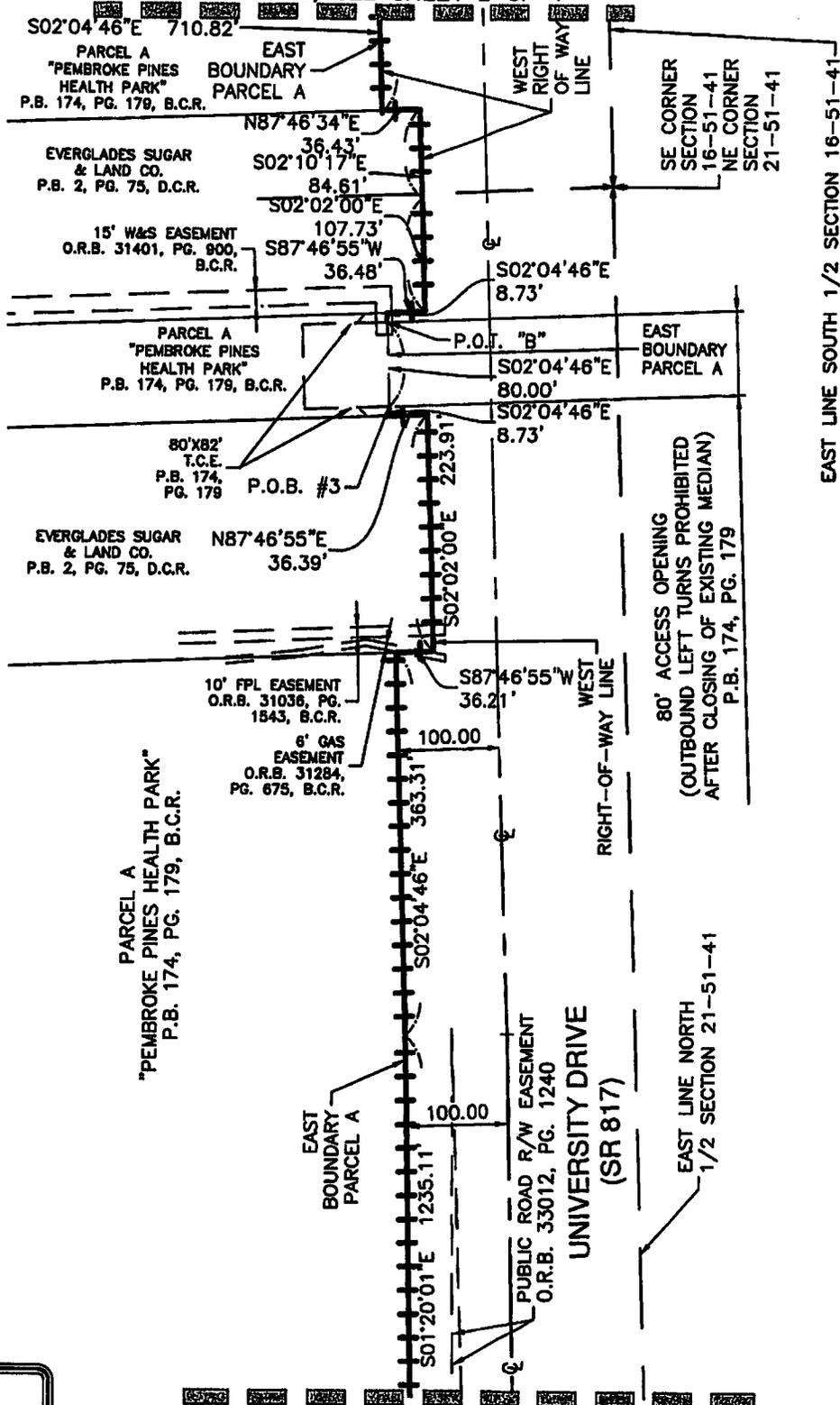
PROJECT NO.
21-00004

FILE NO.
SD-2

SHEET 3 OF 4

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

MATCH LINE, SEE SHEET 2 OF 4



MATCH LINE, SEE SHEET 4 OF 4

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SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-3

SHEET 4 OF 4

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

MATCH LINE SEE SHEET 3 OF 4

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

EAST
BOUNDARY
PARCEL A

PUBLIC ROAD R/W EASEMENT
O.R.B. 33012, PG. 1240

WEST RIGHT-OF-WAY LINE

UNIVERSITY DRIVE
(SR 817)

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

P.O.T. "C"

EVERGLADES SUGAR
& LAND CO.
P.B. 2, PG. 75, D.C.R.



PEMBROKE ROAD

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

SE CORNER OF THE NE
1/4, SECTION
21-51-41

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THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

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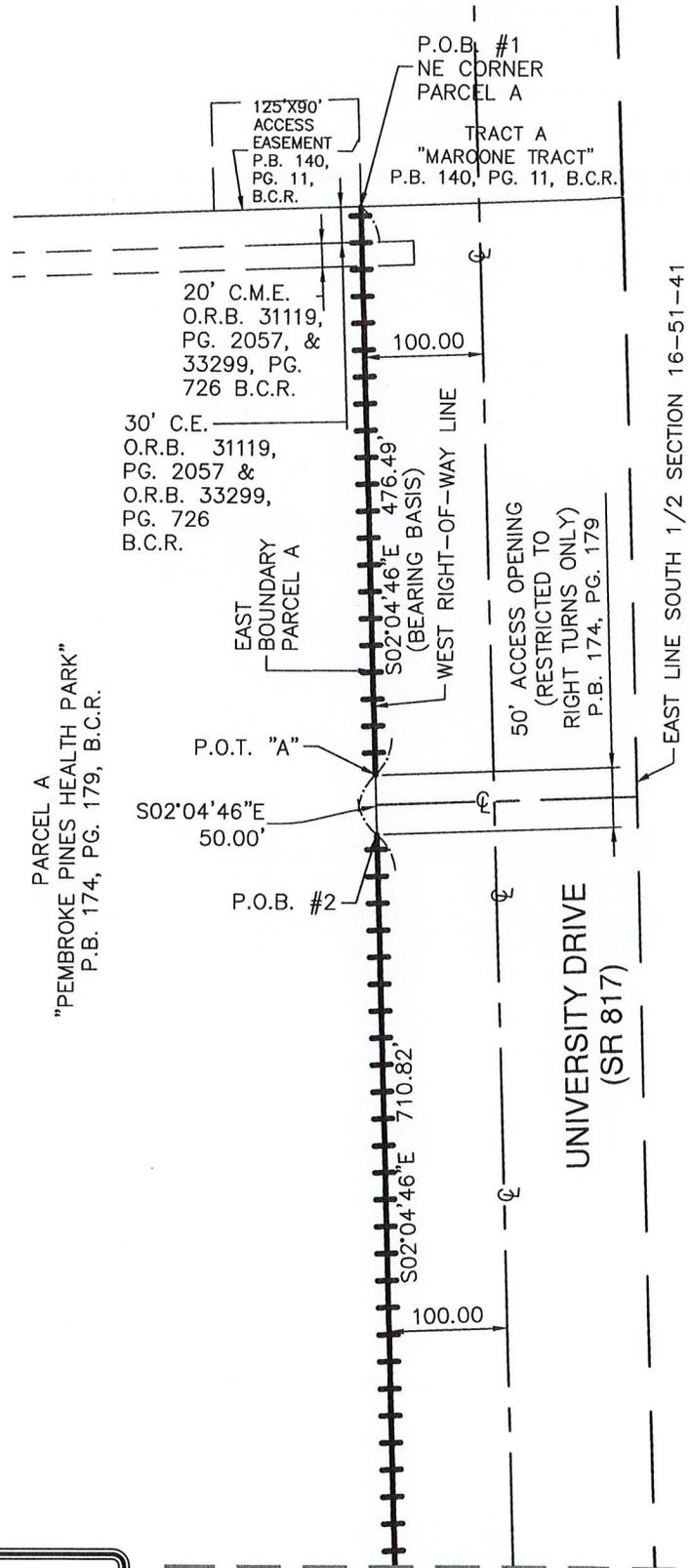
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Ft. Lauderdale, Florida 33309-2364
954-436-7000 · Fax: 954-436-8664
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SKETCH & DESCRIPTION

PROJECT NO.
21-00004

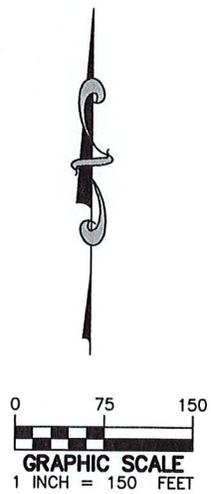
FILE NO.
SD-4

EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE



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

P.O.T. "A"
S02°04'46"E
50.00'
P.O.B. #2



MATCH LINE, SEE SHEET 3 OF 4



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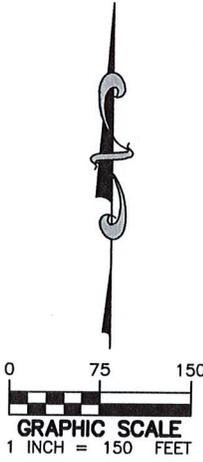
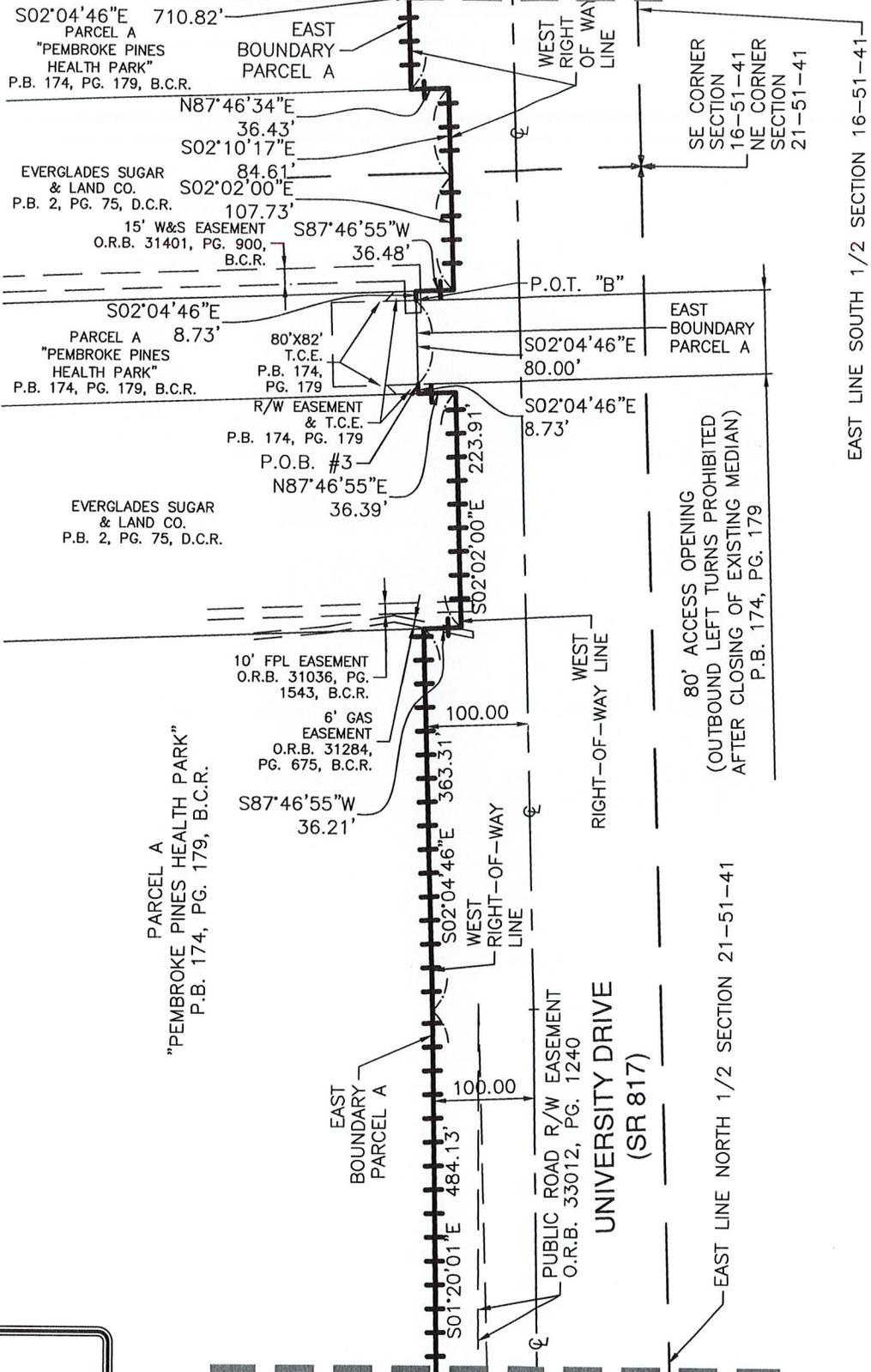
SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-2

EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE

MATCH LINE, SEE SHEET 2 OF 4



MATCH LINE, SEE SHEET 4 OF 4

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SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-3

EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE

MATCH LINE, SEE SHEET 3 OF 4

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

80' ACCESS OPENING
(OUTBOUND LEFT TURNS PROHIBITED)
P.B. 174, PG. 179

S01°20'01"E
484.13'

P.O.T. "C"

S01°20'01"E
80.00'

P.O.B. #4

100.00

100.00

670.98

EAST
BOUNDARY
PARCEL A

PUBLIC ROAD R/W EASEMENT
O.R.B. 33012, PG. 1240

WEST RIGHT-OF-WAY LINE

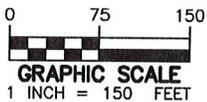
UNIVERSITY DRIVE
(SR 817)

1322.42' (C) 1320.00' (P)

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

P.O.T. "D"

EVERGLADES SUGAR
& LAND CO.
P.B. 2, PG. 75, D.C.R.



PEMBROKE ROAD

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

SE CORNER OF THE NE
1/4, SECTION
21-51-41

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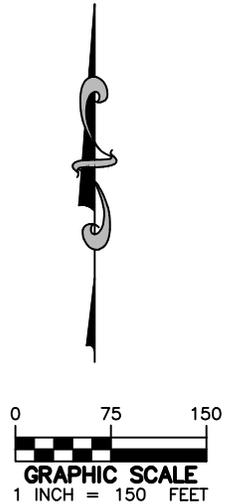
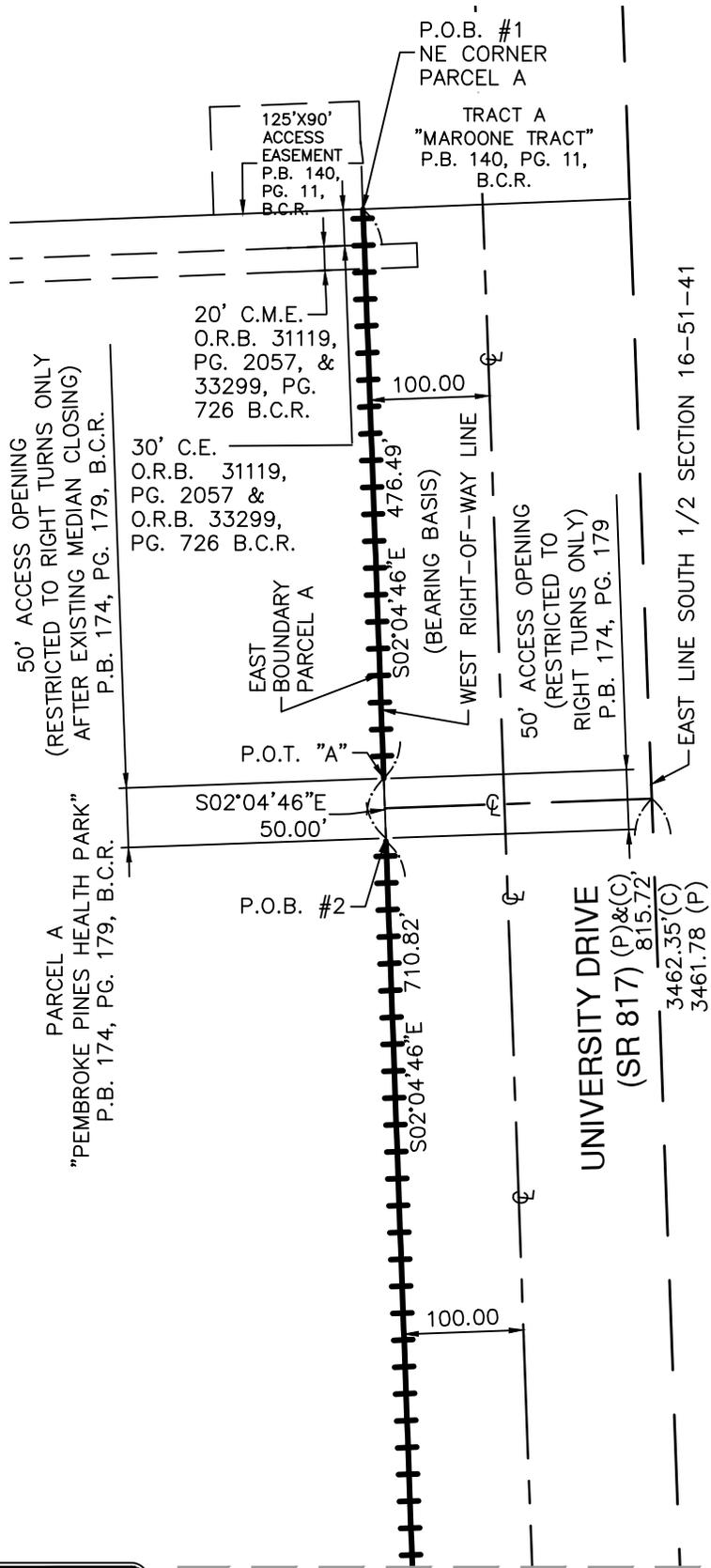
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SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-4

EXHIBIT "C"
PROPOSED NON-VEHICULAR ACCESS LINE



MATCH LINE, SEE SHEET 3 OF 4



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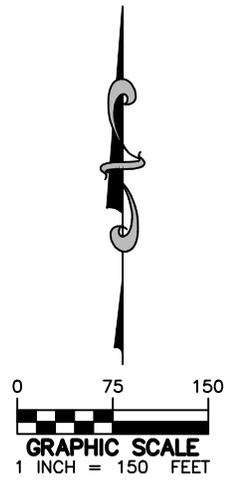
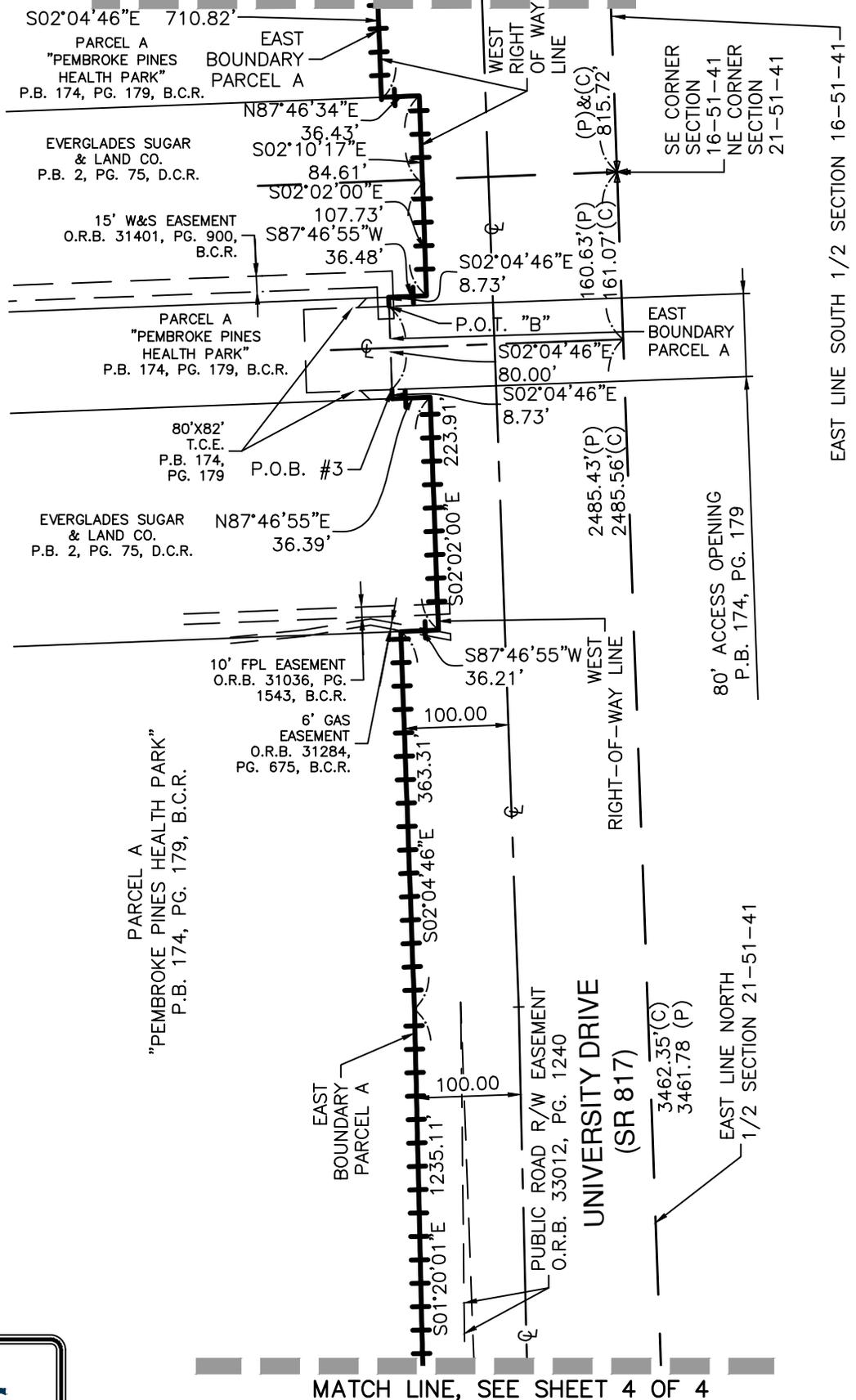
SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-2

EXHIBIT "C"
PROPOSED NON-VEHICULAR ACCESS LINE

MATCH LINE, SEE SHEET 2 OF 4



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

EAST BOUNDARY PARCEL A
UNIVERSITY DRIVE (SR 817)
PUBLIC ROAD R/W EASEMENT
O.R.B. 33012, PG. 1240

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

EAST LINE SOUTH 1/2 SECTION 16-51-41

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

MATCH LINE, SEE SHEET 4 OF 4



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SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-3

EXHIBIT "C"
PROPOSED NON-VEHICULAR ACCESS LINE

MATCH LINE, SEE SHEET 3 OF 4

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

EAST
BOUNDARY
PARCEL A

501'20.01"E 1235.11'
PUBLIC ROAD R/W EASEMENT
O.R.B. 33012, PG. 1240

2485.43'(P)
2485.56'(C)

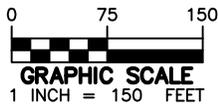
WEST RIGHT-OF-WAY LINE
UNIVERSITY DRIVE
(SR 817)

3462.35'(C)
3461.78 (P)

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

P.O.T. "C"

EVERGLADES SUGAR
& LAND CO.
P.B. 2, PG. 75, D.C.R.



PEMBROKE ROAD

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

SE CORNER OF THE NE
1/4, SECTION
21-51-41

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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

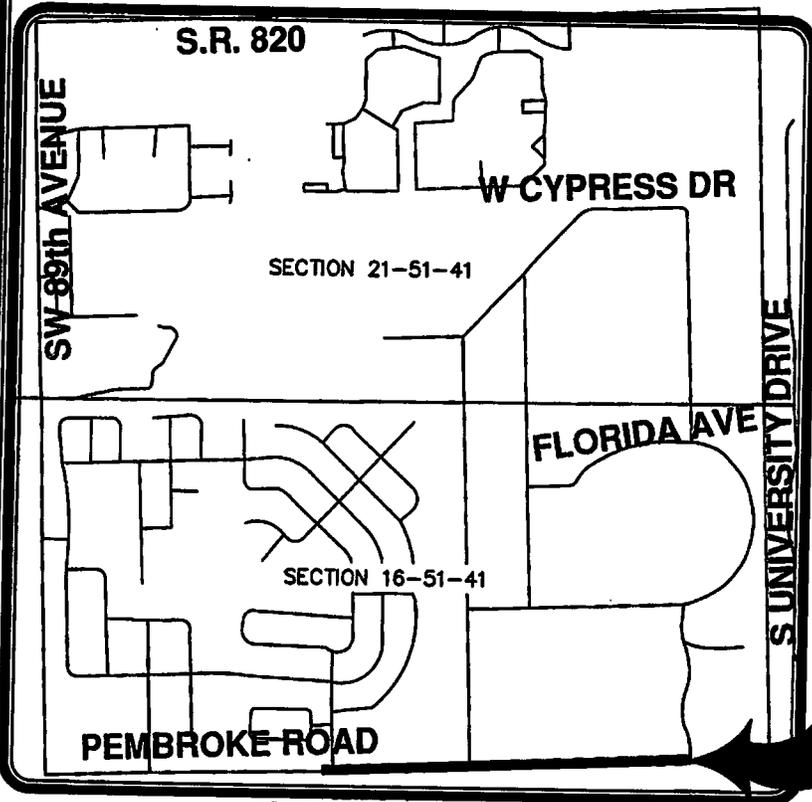
SHEET 1 OF 3

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
- Ⓞ - 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 31S-RANGE 41E-SECTION 16

LOCATION MAP
N.T.S.

SKETCH & DESCRIPTION

DATE	REVISIONS	DWN.	CHK.

CERTIFIED TO:

CITY OF PEMBROKE PINES
MARTIN P. ROSSI
No. 5857

MILLER LEGG & CO
FLORIDA

South Florida Office: 6740 N. Andrews Way
Ft. Lauderdale, Florida 33309-2300
954-436-7000 • Fax: 954-436-9688
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: L86680

DRAWN BY: LP CHECKED BY: MR

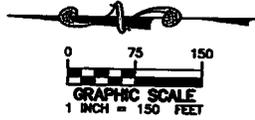
PROJECT NO.
21-00004

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

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

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

SOUTH
BOUNDARY
PARCEL A

P.O.B. #2

P.O.T. "A"

P.O.B. #1

TRACT A (PART)
CINNAMON PLANT 1
P.B. 121, PG. 28, B.C.R.

PEMBROKE ROAD

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

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

NORTH
RIGHT-OF-WAY LINE

N02°11'50"W
12.00'

N87°48'14"E
3.43'

S85°21'12"E
100.72'

217.00'
N87°48'14"E

215.00'
N87°48'14"E

N87°48'14"E
80.00'

N02°11'46"W
33.50'

S85°21'12"E
100.72'

215.00'
N87°48'14"E

N87°48'14"E
100.00'

P.O.C.
SW CORNER
PARCEL A

MILLER LEGG

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Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

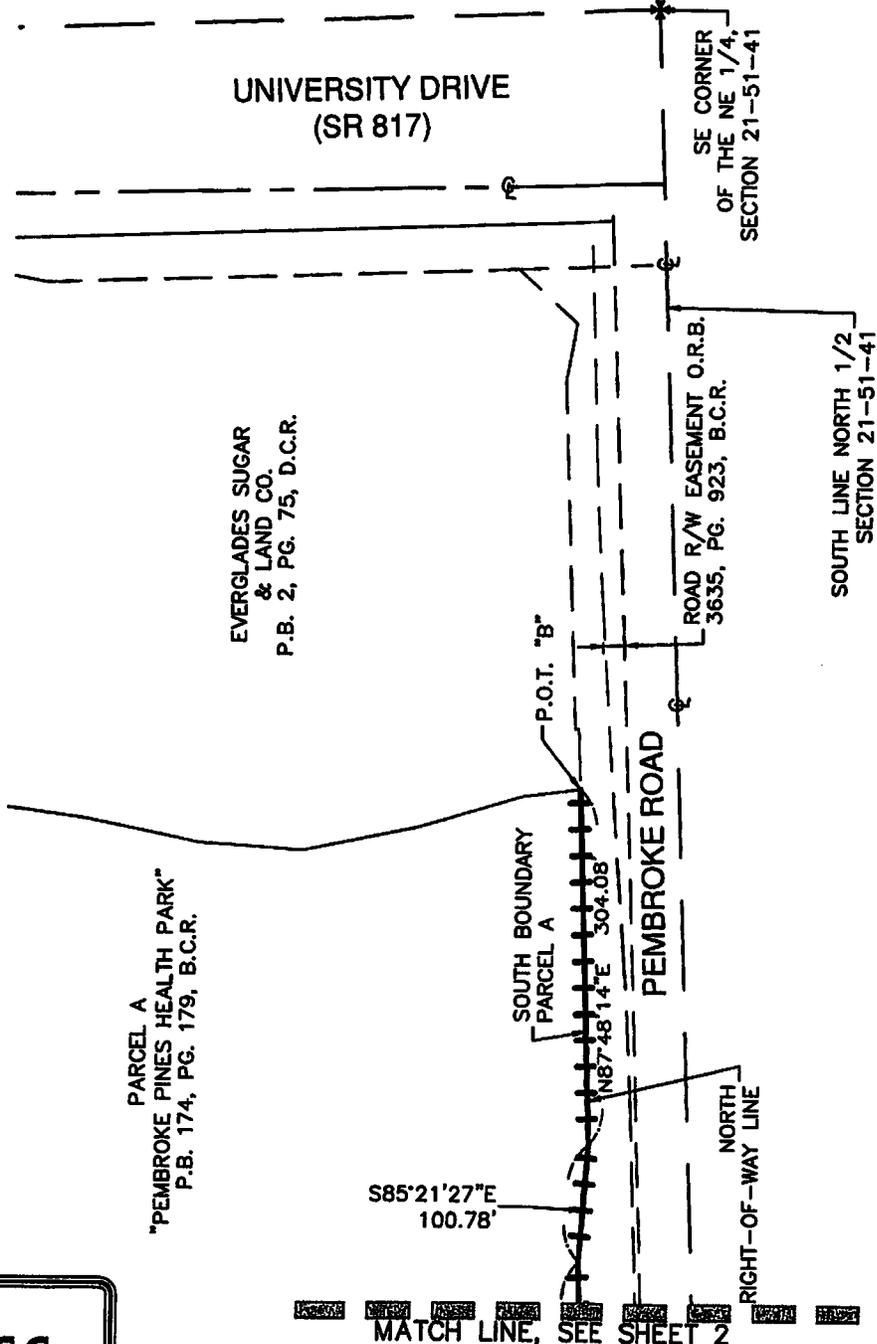
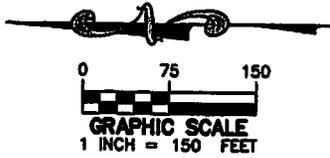
SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-2

SHEET 3 OF 3

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



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SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-3

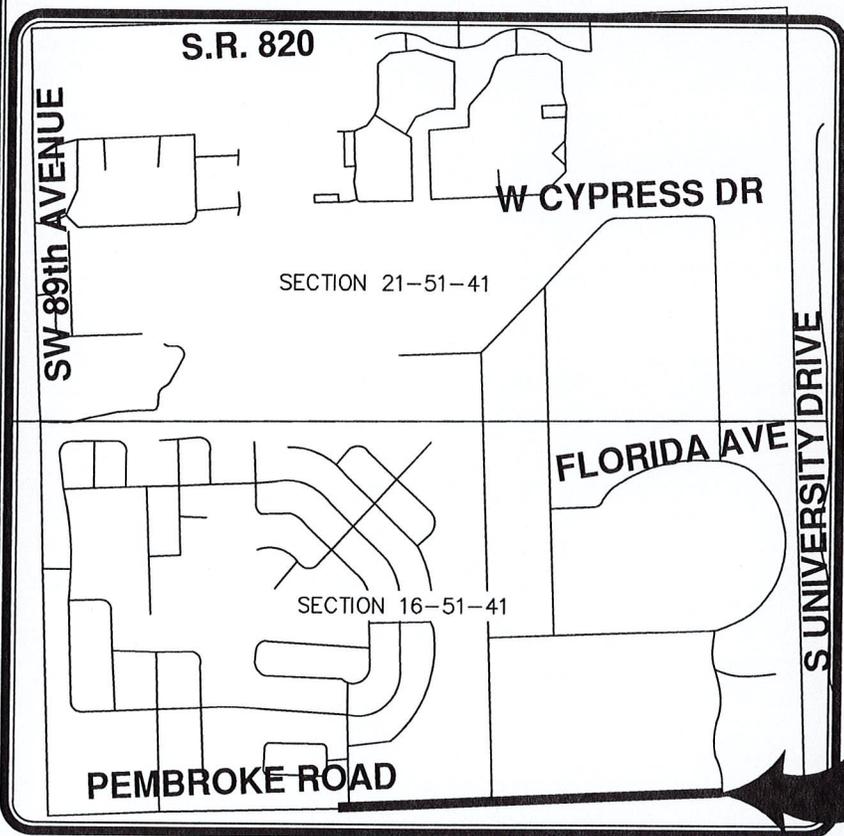
EXHIBIT "B"
LEGAL DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE

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
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- W&S - WATER & SEWER
- C.E. - CANAL EASEMENT
- C.M.E. - CANAL MAINTENANCE EASEMENT
- T.C.E. - TRAFFIC CONTROL EASEMENT
- ☉ - 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

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

DATE	REVISIONS	DWN.	CHK.

CERTIFIED TO:

CITY OF PEMBROKE PINES
 MARTIN P. ROSSI
 CERTIFICATE
 No. 5857

MILLER LEGG
 STATE OF FLORIDA
 Surveyor

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 954-436-7000 · Fax: 954-466-8666
 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

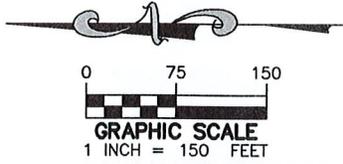
PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION No. 5857
 IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 CERTIFICATE OF AUTHORIZATION: LB6680

DRAWN BY: LP CHECKED BY: MR

PROJECT NO.
21-00004

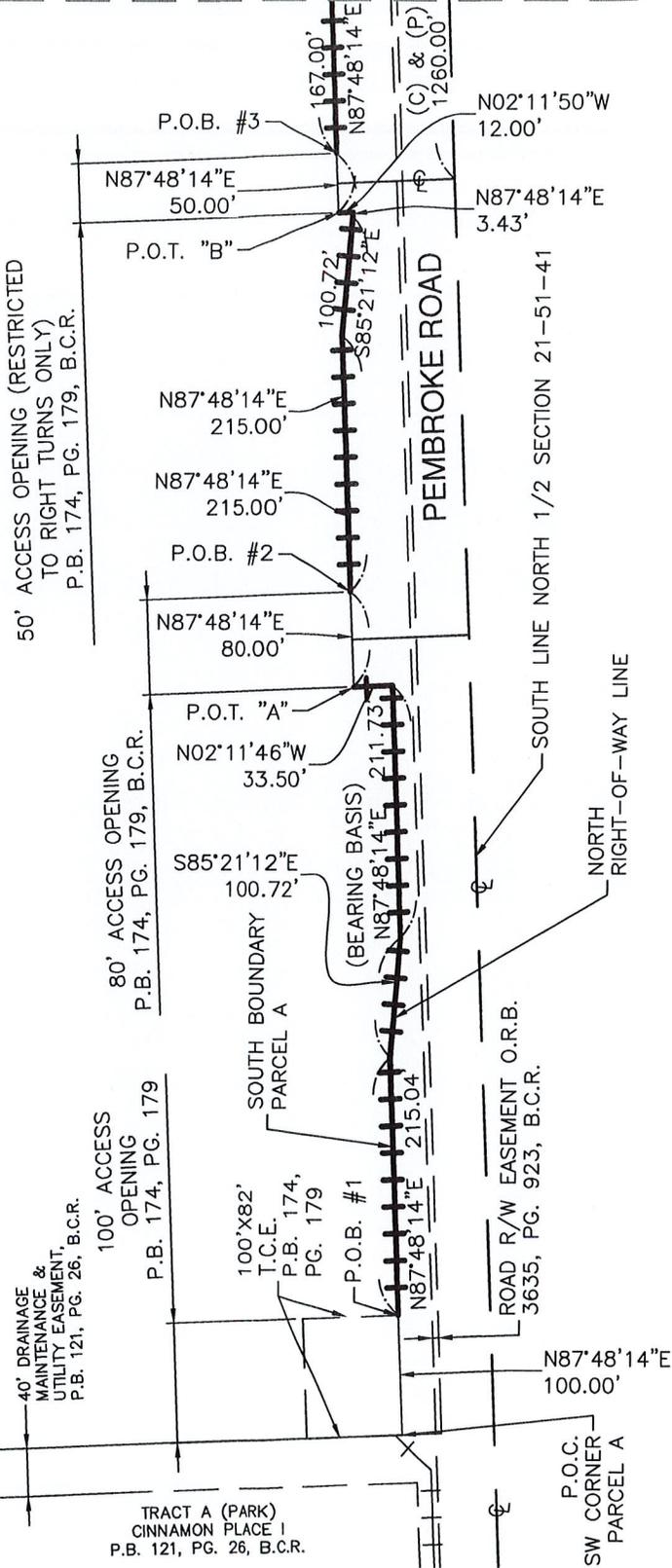
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SD-1

EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE



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.

P.O.C. SW CORNER
PARCEL A

MILLER LEGG

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Certificate of Authorization L.B. 6680

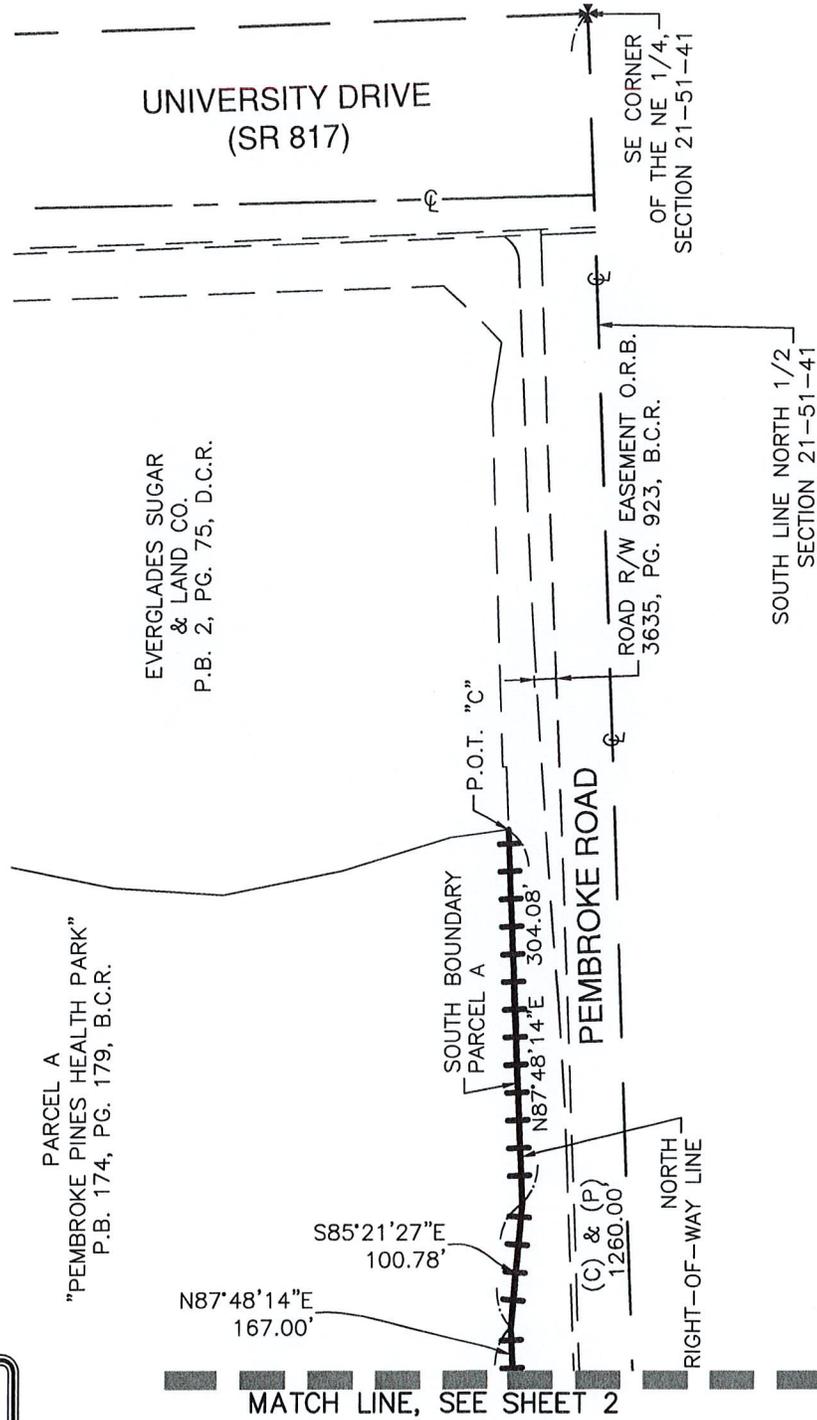
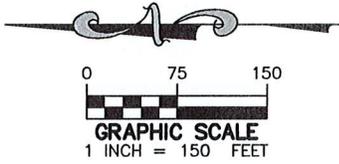
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-2

EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE



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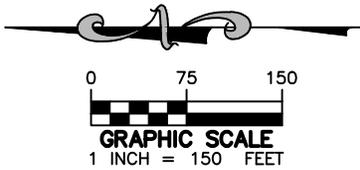
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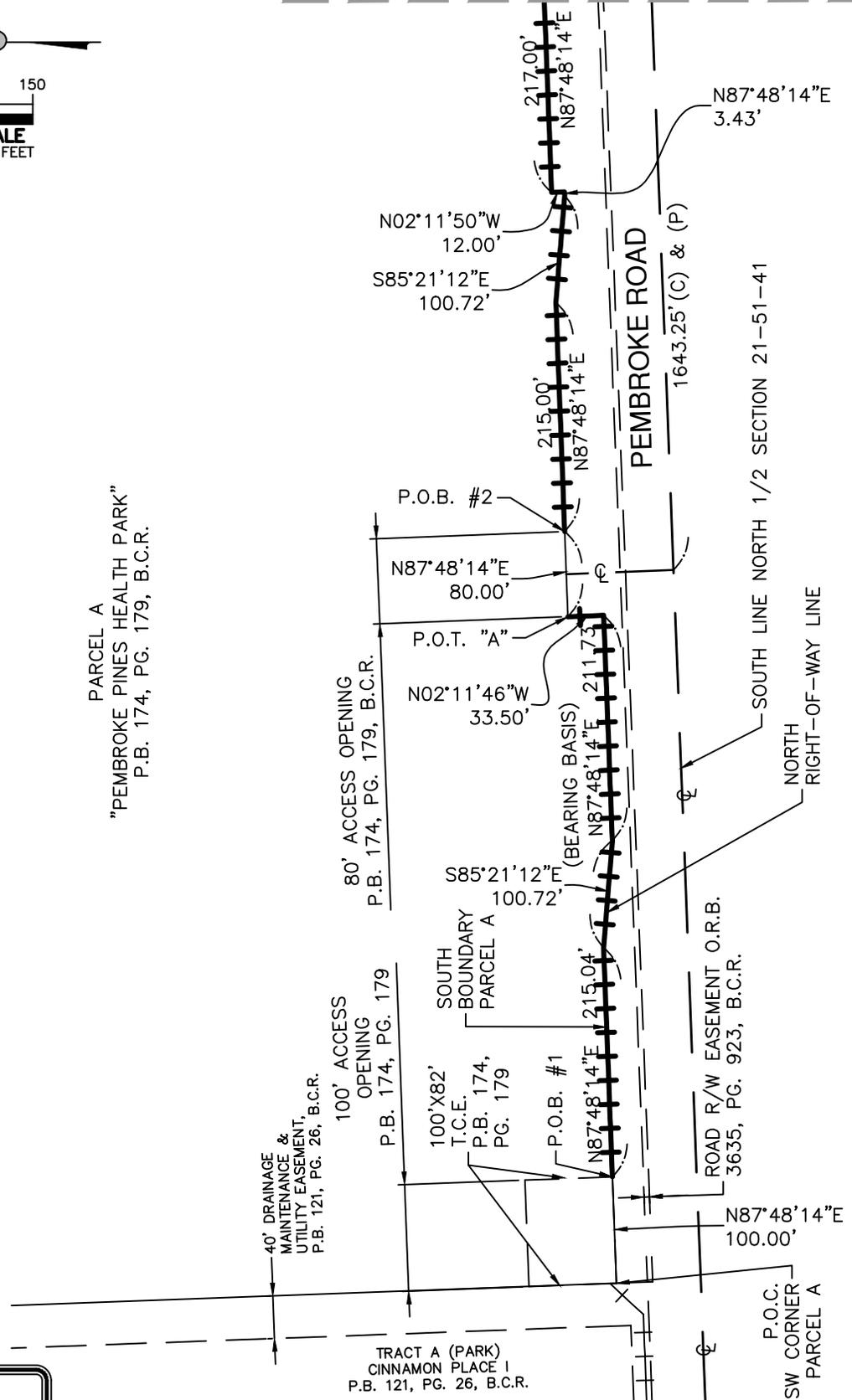
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EXHIBIT "C"
PROPOSED NON-VEHICULAR ACCESS LINE

MATCH LINE, SEE SHEET 3



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



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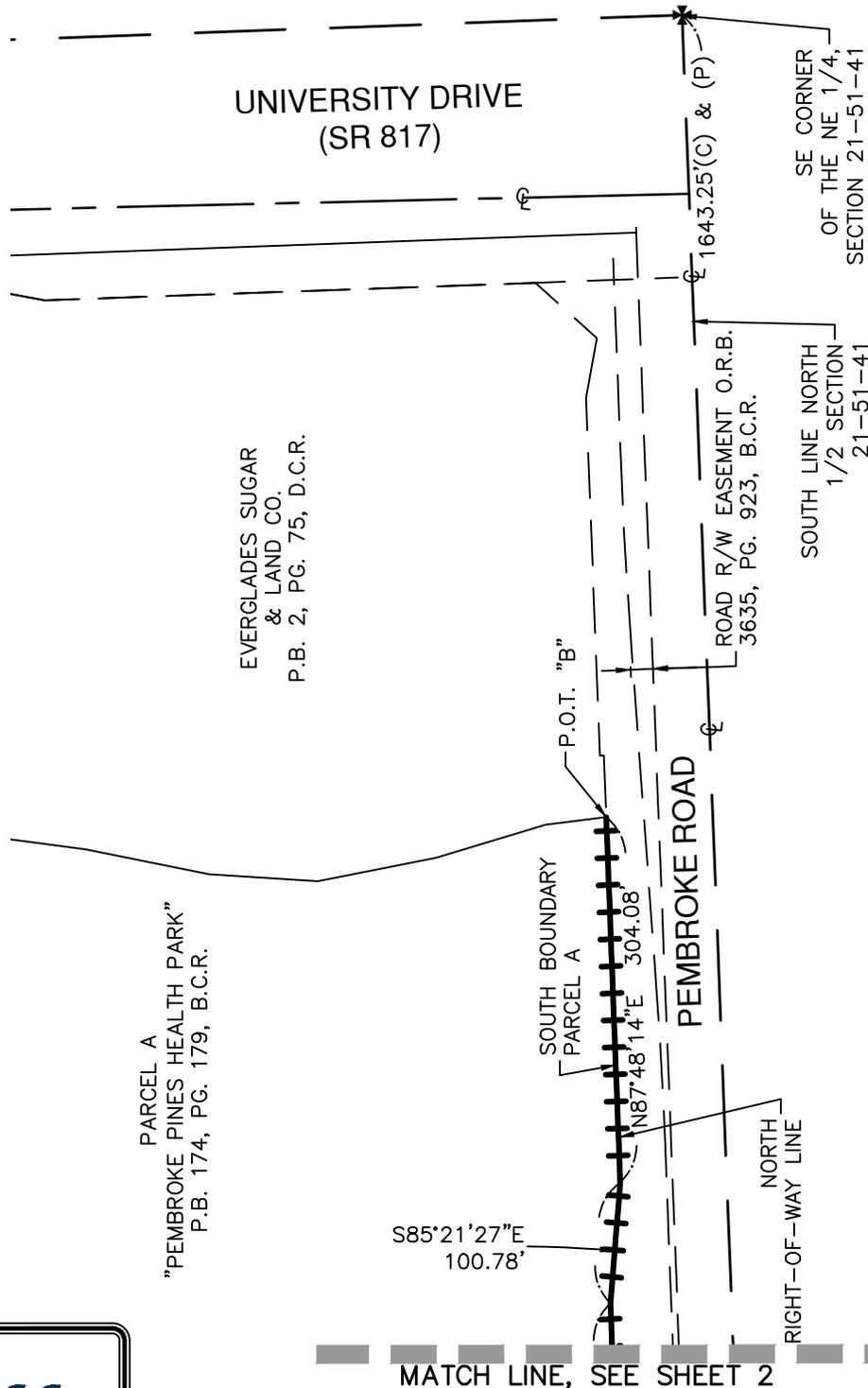
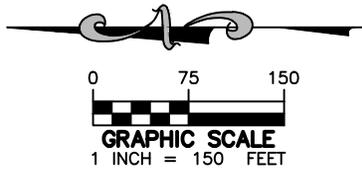
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SKETCH & DESCRIPTION

PROJECT NO.
21-00004

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EXHIBIT "C"
PROPOSED NON-VEHICULAR ACCESS LINE



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SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-3