



Resilient Environment Department
URBAN PLANNING DIVISION

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

Application Number 111-MP-05

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Shops at Pembroke Gardens			
Plat/Site Number 111-MP-05		Plat Book - Page (if recorded) Book 176 Page 101	
Owner/Applicant/Petitioner Name FR Pembroke Gardens, LLC			
Address 909 Rose Avenue Suite 200		City North Bethesda	State MD
		Zip 20852	
Phone please contact agent	Email please contact agent		
Agent for Owner/Applicant/Petitioner Dwayne L. Dickerson/Miskel Backman, LLP		Contact Person Dwayne L. Dickerson	
Address 14 SE 4th St. Suite 36		City Boca Raton	State FL
		Zip 33432	
Phone 561-405-3336	Email ddickerson@miskelbackman.com		
Folio(s) 514015050010			
Location south side of Pines Blvd. at/between/and I-75 and/of SW 145th Ter. <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☐ **Plat** (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- ☐ **Site Plan** (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- ☒ **Note Amendment** (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- ☐ **Vacation** (fill out/PRINT *Vacation Continuation Form, Vacation Checklist*, use *Vacation Instructions*)
 - ☐ **Vacating Plats, or any Portion Thereof** (BCCO 5-205)
 - ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (BCAC 27.29)
 - ☐ **Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27.30)
- ☐ **Vacation** (*Notary Continuation Form Affidavit* required, fill out *Business Notary* if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" 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 checked="" 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.			

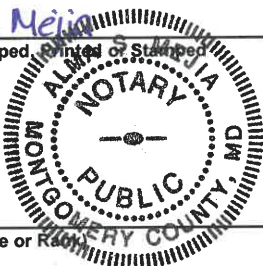
Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" 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 checked="" 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 checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
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 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.	

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

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>					
Are there any existing structures on the site?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
Commercial	391,810	Currently Occupied	<input checked="" type="checkbox"/> YES NO	YES <input checked="" type="checkbox"/> NO	HAS WILL <input checked="" type="checkbox"/> 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 id 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
Mid-rise dwelling units	308		

NOTARY PUBLIC: Owner/Agent Certification	
<p>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.</p>	
<p><u><i>Dawn M. Becker</i></u> Owner/Agent Signature F.R. Pembroke Gardens, LLC By: Dawn M. Becker, Executive Vice President-Corporate</p>	<p><u>4/28/2025</u> Date</p>
NOTARY PUBLIC	
<p>STATE OF FLORIDA <u>Maryland</u> COUNTY OF BROWARD <u>Montgomery</u></p>	
<p>The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence <input type="checkbox"/> online notarization, this <u>28th</u> day of <u>April</u>, 20 <u>25</u>, who <input checked="" type="checkbox"/> is personally known to me <input type="checkbox"/> has produced _____ as identification.</p>	
<p><u>Alma S. Mejia</u> Name of Notary Typed, Printed or Stamped</p>	<p><u><i>[Signature]</i></u> Signature of Notary Public – State of Florida</p>
<p> Notary Seal (or Title or Rank)</p>	<p><u>n/a</u> Serial Number (if applicable)</p>

For Office Use Only		
Application Type		
Application Date	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date
Adjacent City or Cities		
<div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Plats <input type="checkbox"/> Surveys <input type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> City Letter <input type="checkbox"/> Agreements </div>		
<input type="checkbox"/> Other:		
<div style="display: flex; justify-content: space-between;"> Distribute To <input type="checkbox"/> Planning Council <input type="checkbox"/> School Board <input type="checkbox"/> Land Use & Permitting </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Full Review <input type="checkbox"/> Health Department <input type="checkbox"/> Zoning Code Services (BMSD only) <input type="checkbox"/> Administrative Review </div>		
<input type="checkbox"/> Other:		
Received By		



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Darby Delsalle, Director
Environmental Protection and Growth Management Department
Broward Planning and Development Management Division
1 N. University Drive
Plantation, FL 33324

RE: Shops at Pembroke Gardens Plat (111-MP-05) – Plat Note Amendment

Dear Mr. Delsalle,

FR Pembroke Gardens, LLC (“Petitioner”) is the owner of two parcels totaling +/- 40.89 acres, generally located on the south side of Pines Blvd. between I-75 and SW 145th Ave. (“Master Property”) within the City of Pembroke Pines (“City”). The Master Property consists of two parcels, Parcel 1 is a +/- 40-acre parcel identified as folio #514015050010 and is developed with the Pembroke Gardens Shopping Center (“Shopping Center”). The Shopping Center is a pedestrian friendly, outdoor commercial center featuring over seventy-five (75) retailers and restaurants. Parcel 2 is a +/- 0.89-acre parcel identified as folio #514015010053 and is improved with landscaping and an access point into the Shopping Center. Parcel 1 is located on Parcel A of the Shops at Pembroke Gardens plat, while Parcel 2 is not specifically delineated in a recorded plat. Both parcels contain a future land use designation of Commercial on the City’s Future Land Use Map and a zoning designation of Planned Commercial District (PCD).

Petitioner is proposing to remove +/- 2.70 acres of area currently used for parking as part of the Shopping Center (“Property”), and develop a luxury multi-family residential development consisting of +/- 308 dwelling units (“Project”). In order to develop the Project on the Property, the Applicant is requesting to split the Property into two parcels, with the commercial development on Parcel A and the residential development on Parcel B, and amend the language in the note on the plat as follows:

FROM:

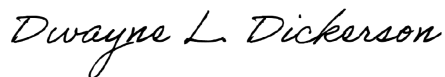
“This plat is restricted to 440,000 square feet of commercial use (399,825 square feet existing, 40,175 square feet proposed.) Free standing banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.”

TO:

“This plat is restricted to 440,000 square feet of commercial use on Parcel A and 308 mid-rise dwelling units on Parcel B.”

Petitioner respectfully requests that the County approve this application to amend the note on the Plat as described above. Please contact the undersigned should you have any questions or need additional information to process this request.

Sincerely,

A handwritten signature in cursive script that reads "Dwayne L. Dickerson".

Dwayne L. Dickerson, Esq.

Miskel Backman, LLP

DESCRIPTION OF A LOT SPLIT
(NOT A SURVEY)

LEGAL DESCRIPTION (PARCEL A)

PARCEL "A", SHOPS AT PEMBROKE GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION:

COMMENCING AT A POINT OF REFERENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE WITH A LINE THROUGH SAID PARCEL "A", NORTH 45°22'01" WEST FOR A DISTANCE OF 83.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63°47'38" WEST FOR A DISTANCE OF 49.89 FEET; THENCE SOUTH 66°40'59" WEST FOR A DISTANCE OF 32.41 FEET; THENCE SOUTH 73°17'11" WEST FOR A DISTANCE OF 88.63 FEET; THENCE 46.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.33 FEET, A CENTRAL ANGLE OF 90°03'41", AND A CHORD BEARING AND DISTANCE OF NORTH 61°40'58" WEST FOR 41.51 FEET; THENCE NORTH 16°39'12" WEST FOR A DISTANCE OF 275.35 FEET; THENCE NORTH 01°55'45" WEST FOR A DISTANCE OF 88.40 FEET; THENCE NORTH 12°21'40" WEST FOR A DISTANCE OF 34.93 FEET; THENCE NORTH 01°45'44" WEST FOR A DISTANCE OF 34.83 FEET; THENCE 30.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.33 FEET, A CENTRAL ANGLE OF 89°59'21", AND A CHORD BEARING AND DISTANCE OF NORTH 43°14'17" EAST FOR 27.34 FEET; THENCE NORTH 88°14'16" EAST FOR A DISTANCE OF 232.86 FEET; THENCE 38.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.33 FEET, A CENTRAL ANGLE OF 76°06'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°42'33" EAST AND 36.16 FEET; THENCE 15.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 62.67 FEET, A CENTRAL ANGLE OF 14°35'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°57'19" EAST FOR 15.92 FEET; THENCE SOUTH 30°15'18" EAST FOR A DISTANCE OF 11.50 FEET; THENCE 18.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 36.03 FEET, A CENTRAL ANGLE OF 29°00'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°16'14" EAST FOR 18.04 FEET; THENCE SOUTH 01°45'47" EAST FOR A DISTANCE OF 309.68 FEET; THENCE 42.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.33 FEET, A CENTRAL ANGLE OF 65°33'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 31°00'57" WEST FOR 40.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,624,755 SQUARE FEET OR 37.299 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A", SHOPS AT PEMBROKE GARDENS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 176, PAGE 101, AS BEING SOUTH 01°45'14" EAST.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE PARCEL A.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COLLIN WOODYARD
LS. 7423
MARCH 28, 2025

SHEET 1 OF 3

SCALE: N/A	DATE 03/28/2025	DRAWN PD	PROJECT FLC230067.01	SEC. 15 TWP. 51 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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EXHIBIT "C2"

SKETCH OF A LOT SPLIT (NOT A SURVEY)



PINES BOULEVARD - S.R. 820
200' WIDE RIGHT-OF-WAY
O.R.B. 634, PG. 183 & O.R.B. 792, PG. 327

LEGEND

N NORTH
E EAST
S SOUTH
W WEST
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
P.S.M. PROFESSIONAL SURVEYOR
AND MAPPER
R RADIUS
L LENGTH
CHB CHORD BEARING
CHD CHORD LENGTH
P.B. PLAT BOOK
PG. PAGE
O.R.B. OFFICIAL RECORDS BOOK
PID PARCEL IDENTIFICATION
F.D.O.T. FLORIDA DEPARTMENT
OF TRANSPORTATION

R=931.74'
L=1357.71'
 $\Delta=83^{\circ}29'27''$

N85°42'05"E
117.27'

NORTH LINE OF PARCEL "A"
SHOPS AT PEMBROKE GARDENS

PARCEL "A"
SHOPS AT PEMBROKE GARDENS
P.B. 176, PG. 101
PID: 514015-05-0010

WEST LINE OF PARCEL "A"
SHOPS AT PEMBROKE GARDENS

PARCEL A
AREA: 1,624,755 SQUARE FEET
OR 37.299 ACRES

BASIS BEARING
S1°45'44"E 1835.96'

PARCEL "A"
PEMBROKE CORPORATE CENTER
P.B. 177, PG. 91
PID: 514015-06-0010

INTERSTATE - 75
VARIABLE WIDTH RIGHT-OF-WAY
F.D.O.T. SECTION 86075-2402

N2°32'33"E 1004.86'

EAST LINE OF PARCEL "A"
SHOPS AT PEMBROKE GARDENS

LESS & EXCEPT
(SEE SHEET 3 OF 3
FOR DETAIL)

P.O.B.
(LESS & EXCEPT)

P.O.R.
(LESS & EXCEPT)

SOUTH LINE OF PARCEL "A"
SHOPS AT PEMBROKE GARDENS

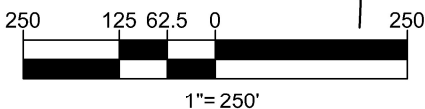
S89°41'06"W 918.13'

PID: 514015-06-0010

R=761.29'
L=47.69'
 $\Delta=3^{\circ}35'20''$

S.W. 145TH AVENUE
VARIABLE WIDTH RIGHT-OF-WAY
P.B. 178, PG. 144

S69°34'58"W 125.22'



SHEET 2 OF 3

SCALE: 1"=250'	DATE 03/28/2025	DRAWN PD	PROJECT FLC230067.01	SEC. 15 TWP. 51 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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EXHIBIT "C2"

SKETCH OF A LOT SPLIT (NOT A SURVEY)

DETAIL SHEET

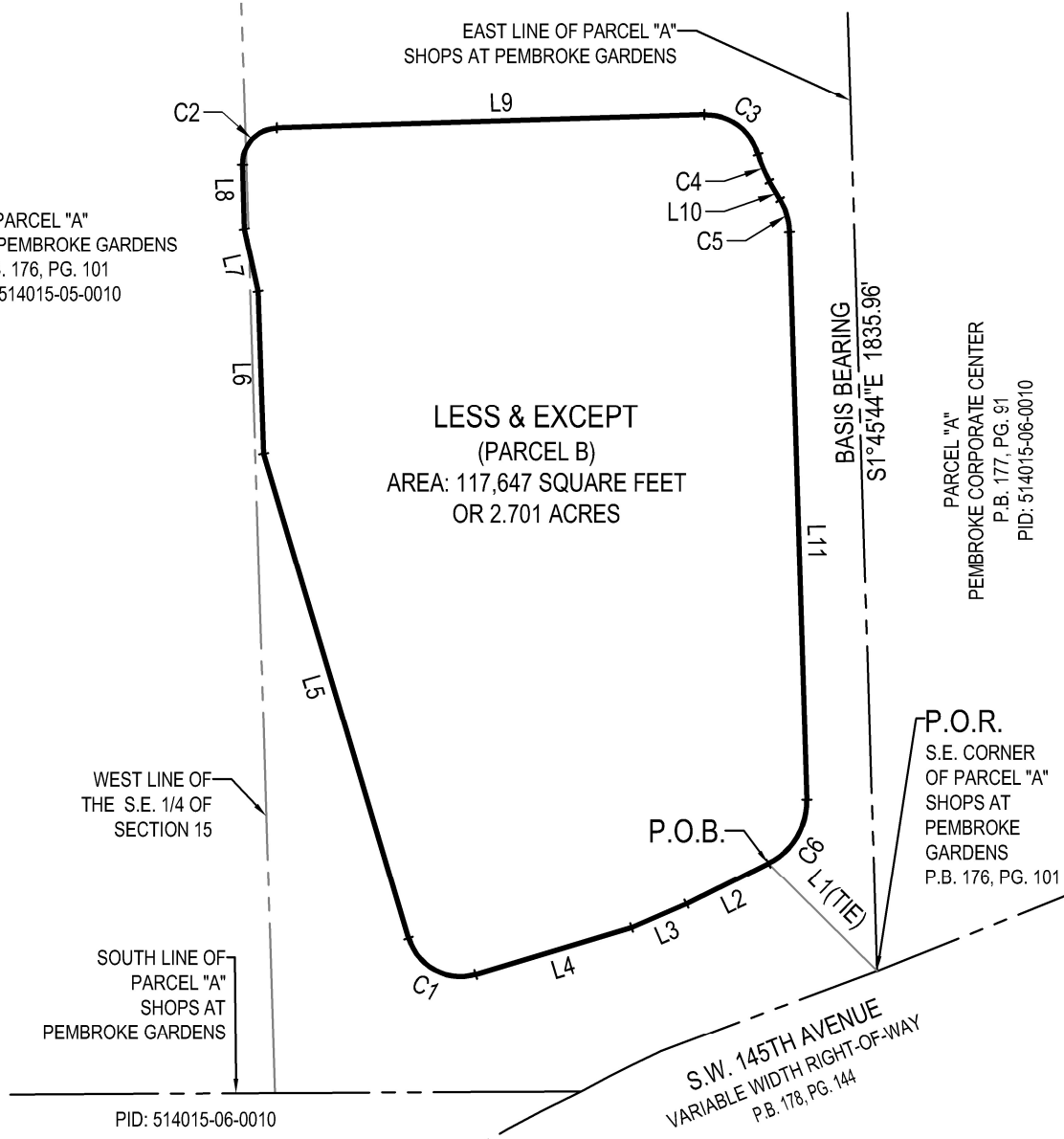
LEGEND

N NORTH
E EAST
S SOUTH
W WEST
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
P.S.M. PROFESSIONAL SURVEYOR
AND MAPPER
P.B. PLAT BOOK
PG. PAGE
PID PARCEL IDENTIFICATION

PARCEL "A"
SHOPS AT PEMBROKE GARDENS
P.B. 176, PG. 101
PID: 514015-05-0010

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45° 22' 01"W	83.01'
L2	S63° 47' 38"W	49.89'
L3	S66° 40' 59"W	32.41'
L4	S73° 17' 11"W	88.63'
L5	N16° 39' 12"W	275.35'
L6	N01° 55' 45"W	88.40'
L7	N12° 21' 40"W	34.93'
L8	N01° 45' 44"W	34.83'
L9	N88° 14' 16"E	232.86'
L10	S30° 15' 18"E	11.50'
L11	S01° 45' 47"E	309.68'

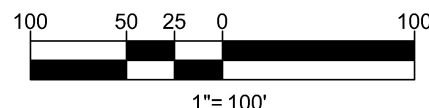
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	29.33'	46.11'	N61°40'58"W	41.51'	090°03'41"	29.36'
C2	19.33'	30.37'	N43°14'17"E	27.34'	089°59'21"	19.33'
C3	29.33'	38.96'	S53°42'33"E	36.16'	076°06'26"	22.96'
C4	62.67'	15.97'	S22°57'19"E	15.92'	014°35'57"	8.03'
C5	36.03'	18.24'	S16°16'14"E	18.04'	029°00'09"	9.32'
C6	37.33'	42.72'	S31°00'57"W	40.42'	065°33'22"	24.04'



PARCEL "A"
PEMBROKE CORPORATE CENTER
P.B. 177, PG. 91
PID: 514015-06-0010

P.O.R.
S.E. CORNER
OF PARCEL "A"
SHOPS AT
PEMBROKE
GARDENS
P.B. 176, PG. 101

S.W. 145TH AVENUE
VARIABLE WIDTH RIGHT-OF-WAY
P.B. 178, PG. 144



SHEET 3 OF 3

SCALE: 1"=100'	DATE 03/25/2025	DRAWN PD	PROJECT FLC230067.01	SEC. 15 TWP. 51 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085
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BOHLER™

DESCRIPTION OF A LOT SPLIT
(NOT A SURVEY)

LEGAL DESCRIPTION (PARCEL B)

A PORTION OF PARCEL "A", SHOPS AT PEMBROKE GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT THEREOF RECORDED IN PLAT BOOK 176, PAGE 101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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CONTAINING 117,647 SQUARE FEET OR 2.701 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

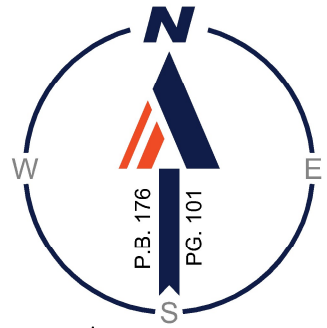
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- 4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- 5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE PARCEL B.
- 6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COLLIN WOODYARD
LS. 7423
MARCH 28, 2025

SCALE: N/A	DATE 03/28/2025	DRAWN CW	PROJECT FLC230067.01	SEC. 15 TWP. 51 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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EXHIBIT "C1"

SKETCH OF A LOT SPLIT (NOT A SURVEY)



LEGEND

- N NORTH
E EAST
S SOUTH
W WEST
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
P.S.M. PROFESSIONAL SURVEYOR
AND MAPPER
P.B. PLAT BOOK
PG. PAGE
PID PARCEL IDENTIFICATION

PARCEL "A"
SHOPS AT PEMBROKE GARDENS
P.B. 176, PG. 101
PID: 514015-05-0010

PARCEL "A"
PEMBROKE CORPORATE CENTER
P.B. 177, PG. 91
PID: 514015-06-0010

(PARCEL B)
AREA: 117,647 SQUARE FEET
OR 2.701 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N45° 22' 01"W	83.01'
L2	S63° 47' 38"W	49.89'
L3	S66° 40' 59"W	32.41'
L4	S73° 17' 11"W	88.63'
L5	N16° 39' 12"W	275.35'
L6	N01° 55' 45"W	88.40'
L7	N12° 21' 40"W	34.93'
L8	N01° 45' 44"W	34.83'
L9	N88° 14' 16"E	232.86'
L10	S30° 15' 18"E	11.50'
L11	S01° 45' 47"E	309.68'

WEST LINE OF
THE S.E. 1/4 OF
SECTION 15

SOUTH LINE OF
PARCEL "A"
SHOPS AT
PEMBROKE GARDENS

PID: 514015-06-0010

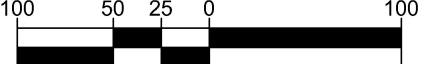
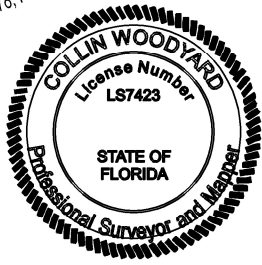
P.O.B.

P.O.R.
S.E. CORNER
OF PARCEL "A"
SHOPS AT
PEMBROKE
GARDENS
P.B. 176, PG. 101

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	29.33'	46.11'	N61°40'58"W	41.51'	090°03'41"	29.36'
C2	19.33'	30.37'	N43°14'17"E	27.34'	089°59'21"	19.33'
C3	29.33'	38.96'	S53°42'33"E	36.16'	076°06'26"	22.96'
C4	62.67'	15.97'	S22°57'19"E	15.92'	014°35'57"	8.03'
C5	36.03'	18.24'	S16°16'14"E	18.04'	029°00'09"	9.32'
C6	37.33'	42.72'	S31°00'57"W	40.42'	065°33'22"	24.04'

S.W. 145TH AVENUE
VARIABLE WIDTH RIGHT-OF-WAY
P.B. 178, PG. 144



SHEET 2 OF 2