

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 184-MP-86

## 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

Sawgrass Commercial Plat

Plat/Site Number <b>184-MP-86</b>	Plat Book - Page (if recorded) <b>PB 154 Page 1</b>		
Owner/Applicant/Petitioner Name <b>City of Sunrise</b>			
Address <b>10770 W. Oakland Park Blvd.</b>	City <b>Sunrise</b>	State <b>FL</b>	Zip <b>33351</b>
Phone <b>954-746-3430</b>	Email <b>citymanager@sunrisefl.gov</b>		
Agent for Owner/Applicant/Petitioner <b>Craven, Thompson &amp; Associates, Inc.</b>	Contact Person <b>Matt Edge</b>		
Address <b>3563 NW 53rd Street</b>	City <b>Fort Lauderdale</b>	State <b>FL</b>	Zip <b>33309</b>
Phone <b>954-739-6400</b>	Email <b>medge@craventhompson.com</b>		
Folio(s) <b>494024180010</b>			
Location			
North <small>side of</small> <small>north side/corner north</small>	W. Oakland Park Blvd. <small>street name</small>	at/between/and <small>street name / side/corner</small>	Sawgrass Expressway <small>and/or</small> <small>street name</small> NW 120th Way <small>street name</small>

## 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).

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

**Jennifer Luchong & Adrien Osias with Urban Planning and David McGuire with HCED**

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

**Close the existing NVAL opening due to the vacation of the existing Traffic Control Easement.**  
Add a NVAL to the portion of the property line between the main entrance and the unplatted portion of the parcel.

## 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 abut 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.

Owner/Agent Signature

Date

10/25/29

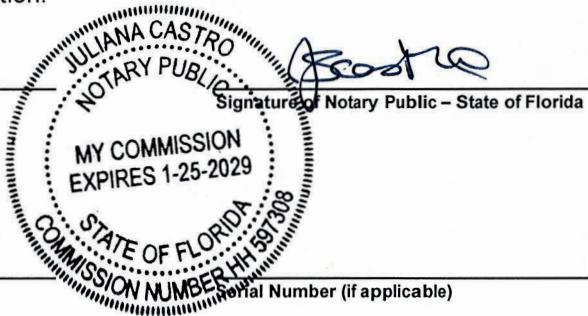
### NOTARY PUBLIC

#### STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 25 day of October, 2024, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

*Juliana Castro*

Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)

### For Office Use Only

Application Type/Title of Request

NVAL

Application Date 01/15/2025	Acceptance Date 01/27/2025	Fee \$ 2,410.00
Comments Due 02/26/2025	Report Due 03/10/2025	CC Meeting Date TBD

Adjacent City or Cities

None

Plats  Site Plans  City Letter  FDOT Letter

Other: Narrative, sketch and legal description

Distribute To  
 Engineering  Traffic Engineering  Mass Transit

Other:

Comments

Received By

Adrien Osias

# Holland & Knight

515 E. Las Olas Boulevard, Suite 1200 | Fort Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Janna P. Lhota  
+1 954-468-7841  
Janna.Lhota@hklaw.com

March 13, 2025

Jennifer Lu-Chong, AICP I  
Planning Section Manager  
Broward County Resilient Environment Department  
Urban Planning Division  
1 N. University Drive, Box 1002  
Plantation, Florida 33324

Re: Sawgrass Commercial Plat (PB 154/Page 1) – NVAL Amendment

To Ms. Lu-Chong:

Holland & Knight LLP represents Baptist Health South Florida, Inc. (“Baptist Health” or the “Applicant”), the contract-purchaser of the property located at 12401 West Oakland Park Boulevard (the “Property”) (Tax Folio ID No. 4940-24-18-0010) in the City of Sunrise, Florida (the “City”). The Property totals 26.26 acres of vacant land. The majority of the Property is located within the Sawgrass Commercial Plat (“Plat”) (Plat Book 154, Page 1) (25.520 acres) which is the subject of this application. The Property comprising the Plat is zoned B-3 (General Business District), is designated “Commercial” on the City’s Future Land Use Map and “Commerce” on the County’s BrowardNext – Broward County Land Use Map.

Baptist Health proposes the development of a community hospital on the Property. All building improvements proposed by the Applicant will be located within the platted parcel with access from Oakland Park Boulevard consistent with right-of-way improvements that are currently in the final stages of design pursuant to a Locally Funded Agreement between the City and the Florida’s Turnpike Enterprise. This NVAL amendment application proposes to close the existing platted 100' NVAL opening as it is no longer required. It also adds an additional NVAL along Oakland Park Boulevard between the proposed eastern entrance and the portion of the property line that abuts the unplatte portion of the site. The new entrance will be centered in the provided 100' opening. A NVAL application was submitted to the City and a copy of the “No Objection Letter” will be provided upon receipt.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely yours,

HOLLAND & KNIGHT LLP

*Janna P. Lhota*

Janna P. Lhota

**EXHIBIT "A"**

(Legal Description of Property)

FOR: BAPTIST HEALTH SOUTH FLORIDA

## Exhibit B

**LEGAL DESCRIPTION:**

# SKETCH AND DESCRIPTION Page 6 of 11 EXISTING NON-VEHICULAR ACCESS LINE

THE NON-VEHICULAR ACCESS LINE FOR PARCEL "A", SAWGRASS COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°53'54" WEST, A DISTANCE OF 234.84 FEET TO THE POINT OF TERMINUS #1 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 100 FOOT OPENING IN SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

COMMENCE AT SAID POINT OF TERMINUS #1; THENCE NORTH 88°53'54" WEST ALONG SAID OPENING, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING #2 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 88°53'54" WEST, A DISTANCE OF 100.64 FEET TO THE POINT OF TERMINUS #2 OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

COMMENCE AT SAID POINT OF TERMINUS #2; THENCE NORTH 01°06'06" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 88°53'54" WEST, A DISTANCE OF 30.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 11°57'21", FOR AN ARC DISTANCE OF 104.34 FEET; THENCE NORTH 00°16'27" EAST ALONG A LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 177.69 FEET; THENCE NORTH 88°36'28" WEST, A DISTANCE OF 286.13 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS NORTH 52°46'50" EAST FROM THE LAST DESCRIBED POINT, SAID POINT BEING THE POINT OF BEGINNING #3 OF SAID NON-VEHICULAR ACCESS LINE; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 82°02'46", FOR AN ARC DISTANCE OF 715.99 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11,619.16 FEET, THROUGH A CENTRAL ANGLE OF 06°16'35", FOR AN ARC DISTANCE OF 1,272.81 FEET TO THE POINT OF TERMINUS #3 OF SAID NON-VEHICULAR ACCESS LINE, THE PREVIOUS TEN (10) DESCRIBED COURSES LYING ALONG THE BOUNDARY OF SAID PARCEL "A".

SAID NON-VEHICULAR ACCESS LINE LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA..

## **NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF SAWGRASS COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

## LEGEND

B.C.R. BROWARD COUNTY RECORDS  
D.C.R. DADE COUNTY RECORDS  
L ARC LENGTH  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
PG. PAGE  
R RADIUS  
Δ CENTRAL ANGLE

||||| NON-VEHICULAR ACCESS LINE  
### LIMITED ACCESS LINE

THIS SKETCH AND DESCRIPTION ~~HEREUPON~~ COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

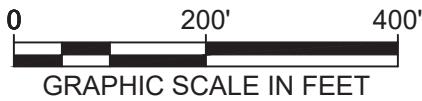
\\CTAFILE02\SURVEY\_PROJECTS\PROJECTS\1999\99-0039-25.5AC-WETLANDS-REMEDIATION\DRAWINGS\SKETCH\_AND\_DESC\SD\_NVAL\_EXISTING

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

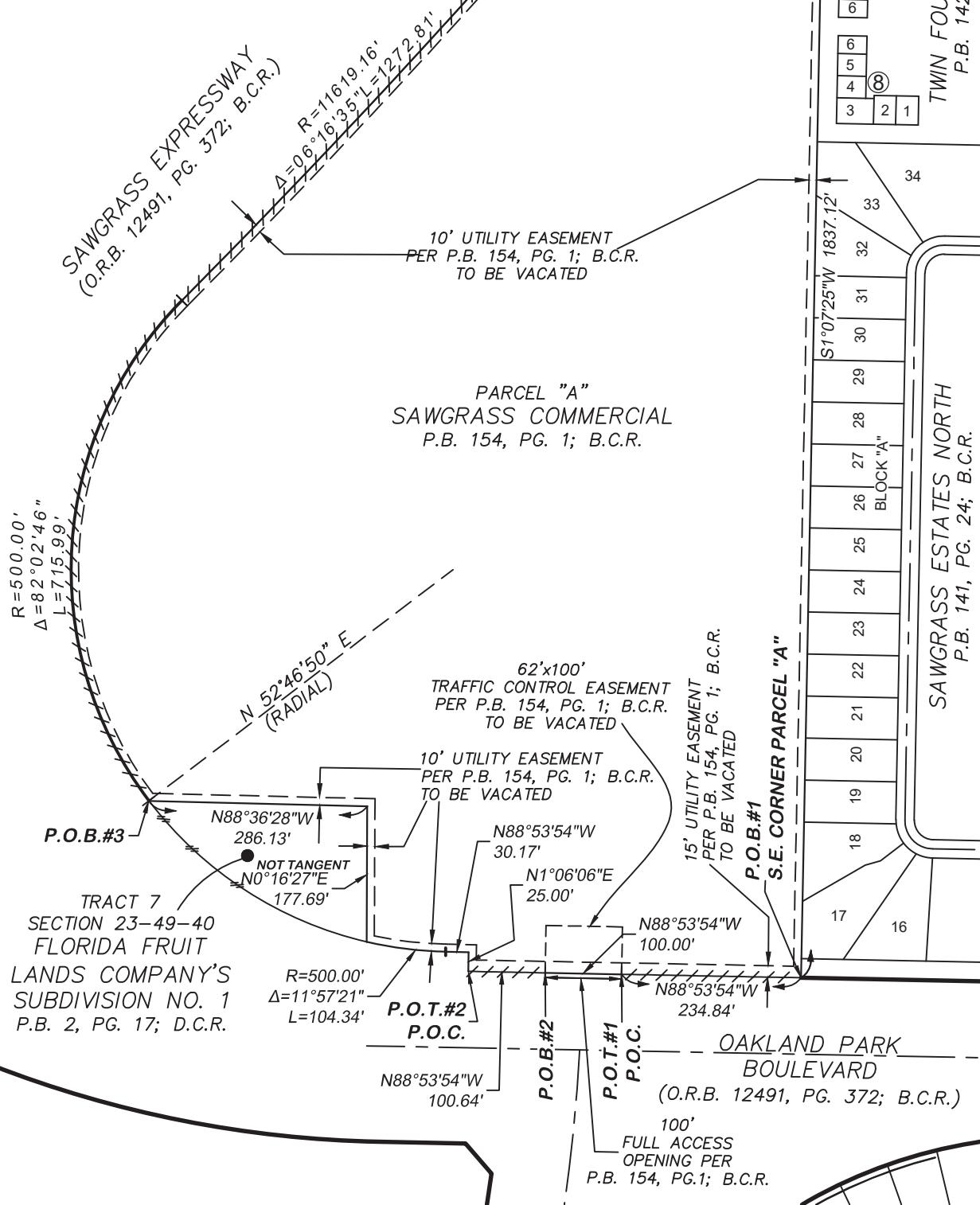
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

## EXISTING NON-VEHICULAR ACCESS LINE

## Exhibit B

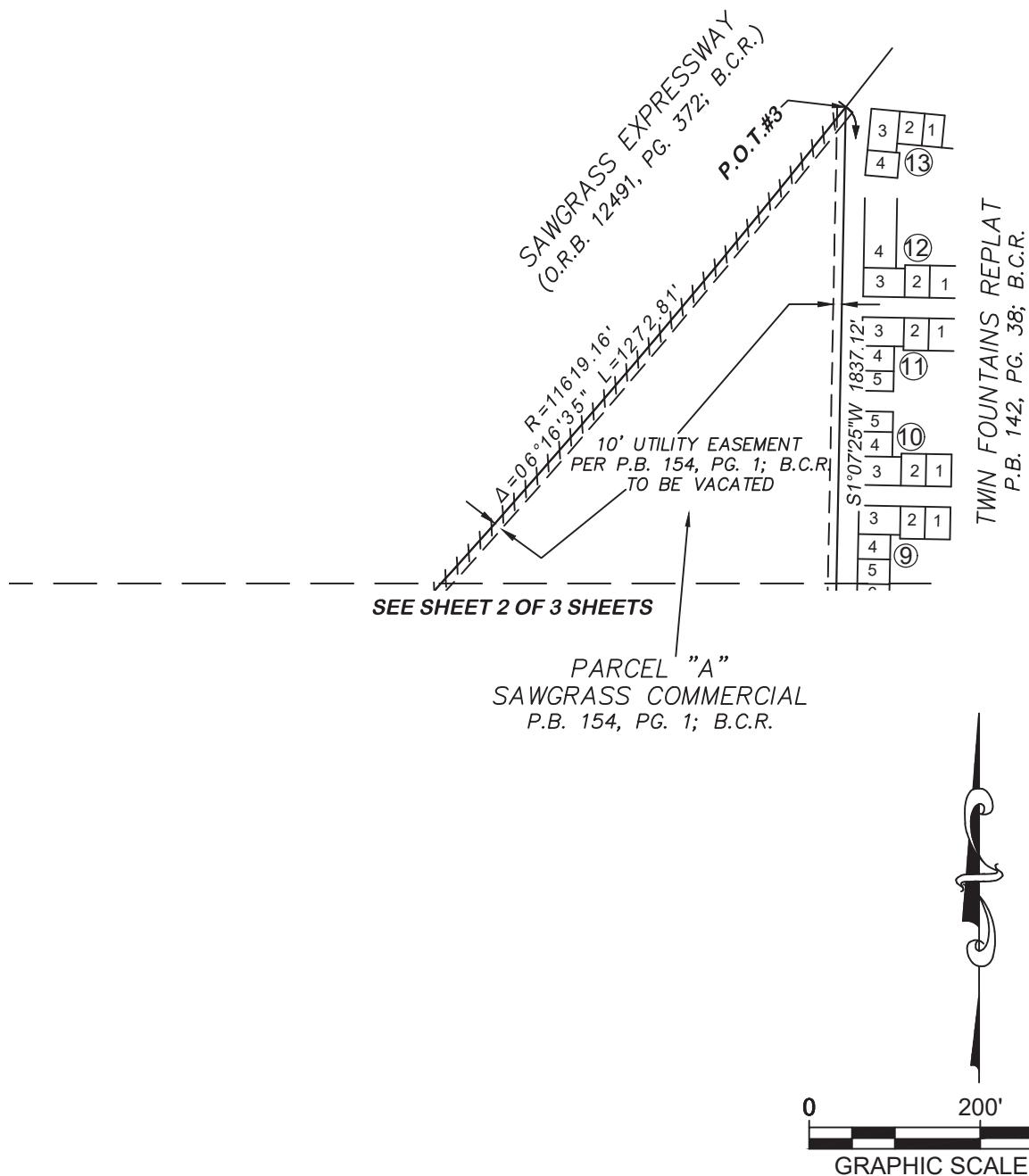


SEE SHEET 3 OF 3 SHEETS



## EXISTING NON-VEHICULAR ACCESS LINE

## Exhibit B



FOR: BAPTIST HEALTH SOUTH FLORIDA**Exhibit C****SKETCH AND DESCRIPTION**  
**PROPOSED NON-VEHICULAR**  
**ACCESS LINE****LEGAL DESCRIPTION:**

A NON-VEHICULAR ACCESS LINE FOR PARCEL "A", SAWGRASS COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°53'54" WEST, A DISTANCE OF 435.48 FEET; THENCE NORTH 01°06'06" EAST, A DISTANCE OF 4.77 FEET TO THE POINT OF TERMINUS #1 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 100 FOOT ACCESS OPENING; THENCE CONTINUE NORTH 01°06'06" EAST, A DISTANCE OF 20.23 FEET; THENCE NORTH 88°53'54" WEST, A DISTANCE OF 30.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 05°41'02", FOR AN ARC DISTANCE OF 49.60 FEET TO THE END OF SAID ACCESS OPENING AND THE POINT OF BEGINNING #2 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 06°16'19", FOR AN ARC DISTANCE OF 54.73 FEET TO THE POINT OF TERMINUS #2 OF SAID NON-VEHICULAR ACCESS LINE; THENCE NORTH 00°16'27" EAST ALONG A LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 177.69 FEET; THENCE NORTH 88°36'28" WEST, A DISTANCE OF 286.13 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS NORTH 52°46'50" EAST FROM THE LAST DESCRIBED POINT, SAID POINT BEING THE POINT OF BEGINNING #3 OF SAID NON-VEHICULAR ACCESS LINE; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 82°02'46", FOR AN ARC DISTANCE OF 715.99 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11,619.16 FEET, THROUGH A CENTRAL ANGLE OF 06°16'35", FOR AN ARC DISTANCE OF 1,272.81 FEET TO THE POINT OF TERMINUS #3 OF SAID NON-VEHICULAR ACCESS LINE, THE PREVIOUS TEN (10) DESCRIBED COURSES LYING ALONG THE BOUNDARY OF SAID PARCEL "A".

SAID NON-VEHICULAR ACCESS LINE LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA..

**NOTES:**

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**CERTIFICATE:**

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**LEGEND**

B.C.R. BROWARD COUNTY RECORDS  
D.C.R. DADE COUNTY RECORDS  
L ARC LENGTH  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.T. POINT OF TERMINUS  
R RADIUS  
Δ CENTRAL ANGLE  
||||| NON-VEHICULAR ACCESS LINE  
## LIMITED ACCESS LINE

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

Raymond  
Young

Digitally signed by  
Raymond Young  
Date: 2025.03.13 16:07:49  
-04'00'

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\\SURVEY\_PROJECTS\\PROJECTS\\1999\\99-0039-25.5AC-WETLANDS-REMEDIATION\\DRAWINGS\\SKETCH\_AND\_DESC\\SD\_NVAL PROPOSED

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UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE PER COUNTY COMMENTS	03/12/25	RY	JM

 CRAVEN • THOMPSON & ASSOCIATES, INC.  
ENGINEERS • PLANNERS • SURVEYOR'S  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL  
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 99-0039-002-02	SHEET 1 OF 3 SHEETS		
DRAWN BY: RY	F.B. N/A	PG. N/A	
CHECKED BY: MRM	DATED: 09/12/24		

## PROPOSED NON-VEHICULAR ACCESS LINE



SEE SHEET 3 OF 3 SHEETS

SAWGRASS EXPRESSWAY  
(O.R.B. 12491, PG. 372; B.C.R.)

10' UTILITY EASEMENT  
PER P.B. 154, PG. 1; B.C.R.  
TO BE VACATED

TWIN FOUNTAINS REPLAT  
P.B. 142, PG. 38; B.C.R.

PARCEL "A"  
SAWGRASS COMMERCIAL  
P.B. 154, PG. 1; B.C.R.

R = 500.00'  
 $\Delta = 82^\circ 0' 2' 46''$   
 $L = 715.99'$

$\Delta = 82^\circ 0' 2' 46''$

$L = 715.99'$

N 52°46'50" E  
(RADIAL)

10' UTILITY EASEMENT  
PER P.B. 154, PG. 1; B.C.R.  
TO BE VACATED

15' UTILITY EASEMENT  
PER P.B. 154, PG. 1; B.C.R.  
TO BE VACATED

P.O.B.  
S.E. CORNER PARCEL "A"

P.O.B.

S.E. CORNER PARCEL "A"

SEE DETAIL  
SHEET 3 OF 3 SHEETS

P.O.T.#1  
P.O.C.

OAKLAND PARK  
BOULEVARD  
(O.R.B. 12491, PG. 372; B.C.R.)

AN ADDITIONAL RIGHT  
TURNS ONLY DRIVEWAY  
WITH CENTERLINE LOCATED  
APPROXIMATELY 273 FEET  
WEST OF THE 100' OPENING

TRACT 7

SECTION 23-49-40

FLORIDA FRUIT

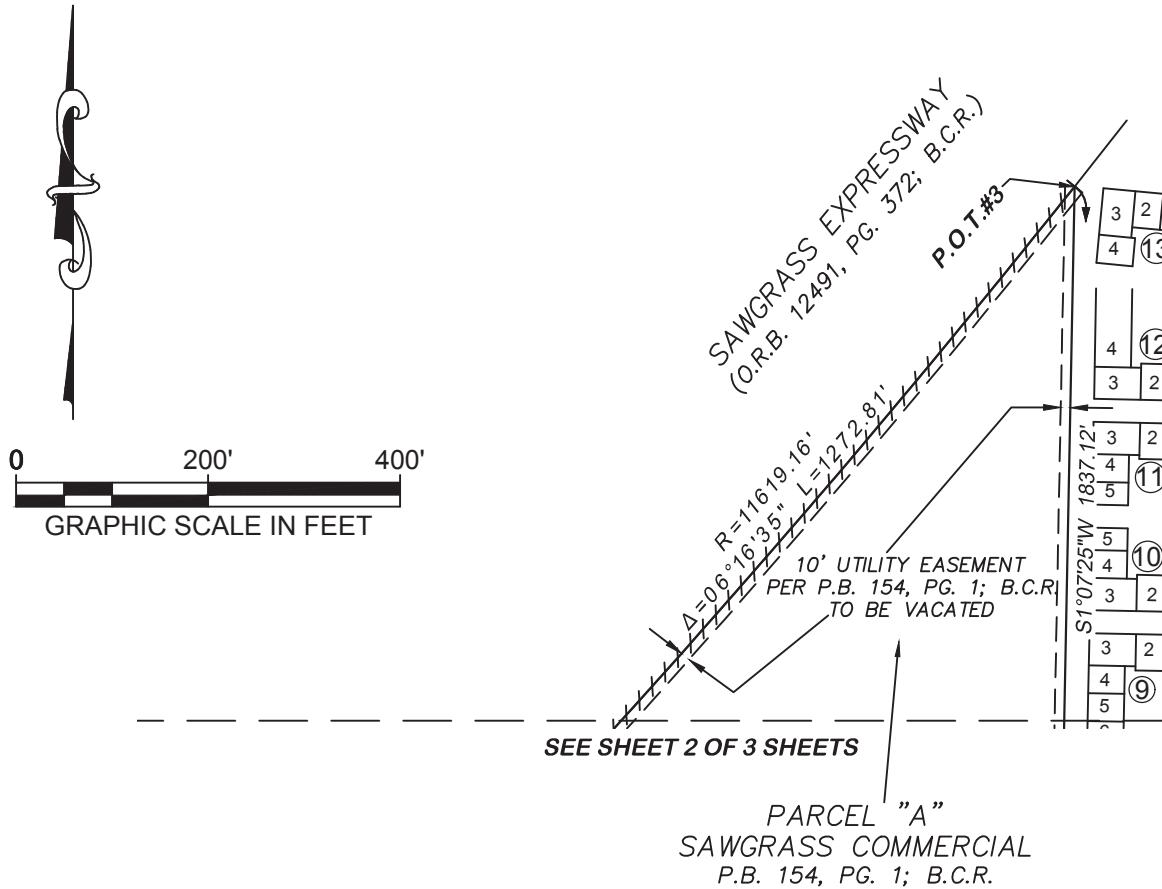
LANDS COMPANY'S

SUBDIVISION NO. 1

P.B. 2, PG. 17; D.C.R.



## PROPOSED NON-VEHICULAR ACCESS LINE



**DETAIL**  
(SEE SHEET 2 OF 3 SHEETS)

