

Community Development Department Planning Division

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April 24, 2025

Paul Bilton
Pine Island Park LLC
7735 NW 146 Street, Suite 306
Miami Lakes, FL 33016

VIA EMAIL pbilton@centennialmgt.com

RE: U.S. ONCOLOGY CENTER-SUNRISE PLAT, as recorded in Plat Book 177, Page 56 of the Public Records of Broward County, Florida - NVAL (Non-Vehicular Access Line) Amendment

Dear Mr. Bilton:

The City of Sunrise is in receipt of a request for an NVAL amendment to the plat noted above. The City has reviewed the application and has no objection to the NVAL amendment as proposed. The proposed NVAL amendment is associated with a Live Local Act - Site Plan application, pursuant to Section 166.04151(7) Florida Statutes, for a proposed affordable housing multifamily rental community. The proposed development will be comprised of one six-story building consisting of 120 units and associated amenities on a 4.8-acre parcel. The subject property is generally located on the south side of NW 44 Street between NW 92 Way and Pine Island Road, as shown on the attached location map.

The proposed NVAL amendment consists of a new non-vehicular access line along NW 44th Street adjacent to the plat except along the ultimate right-of-way for NW 44th Street, except at a 75-foot-wide opening located at the east plat limits and extending 100 feet south along a new access easement. The proposed revision is more specifically described in "Exhibit "B," Sketch to Accompany Legal Description," a copy of which is attached to this letter.

Thank you for your attention to this matter. Should you have any questions or require additional information, please contact me at (954) 746-3288 or SLey@sunrisefl.gov.

Sincerely,

CITY OF SUNRISE

A handwritten signature in blue ink that reads "Shannon J. Ley". The signature is fluid and cursive.

Shannon Ley, P.E.
Community Development Director

SL/ap

cc: Jim Koeth, LEED AP BD+C, Assistant Director/City Planner
Ana Parada, CFM, Assistant City Planner
Lewis V. Swezy, Pine Island Park LLC (via email)
Paul Bilton, Pine Island Park LLC (via email)

Attachments

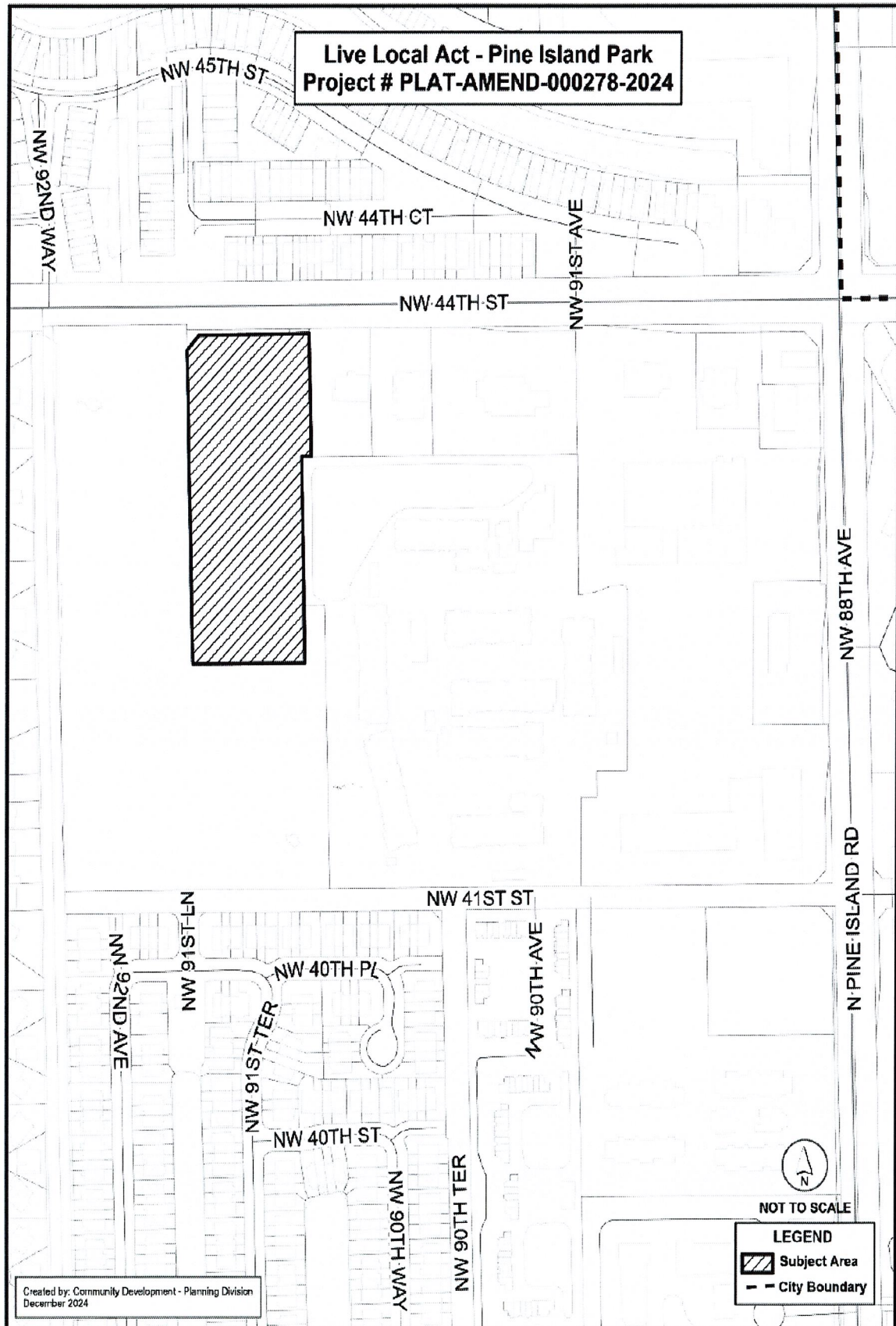
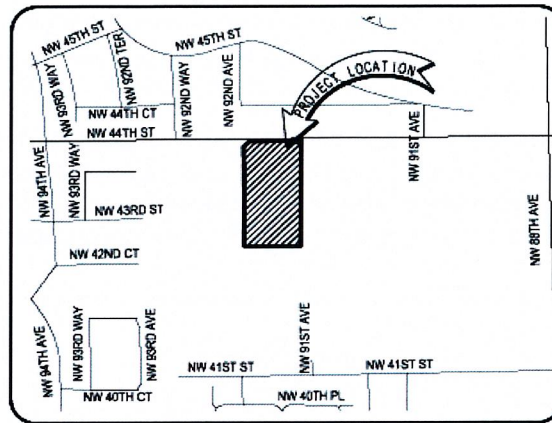


EXHIBIT "B"

Sketch To Accompany Legal Description
Section 20 -Township 49 South - Range 41 East
NW 44 Street, Sunrise FL 33351



LOCATION MAP
Not to Scale

Legal description of Proposed Ingress Egress Easement:

A portion of Parcel "A", of U.S. ONCOLOGY CENTER-SUNRISE, according to the plat thereof, as recorded in Plat Book 177, Page 56, of the Public Records of Broward County, Florida, more particularly described as follows:

Begin at the Northeast corner of said Parcel "A", of said U.S. ONCOLOGY CENTER-SUNRISE; thence run S 89°28'19" W along the North line of said Parcel "A", for a distance of 50.01 feet to a point on the Northwest corner of the platted 50 feet wide Egress Easement as depicted on said plat of U.S. ONCOLOGY CENTER-SUNRISE; thence continue S 89°28'19" W, along the North line of said Parcel "A" for a distance of 25.00 feet, thence run S 01°26'59" E, for a distance of 124.00 feet, thence run N 89°28'19" E for a distance of 25.00 feet to the SW corner of said platted Ingress Egress Easement; thence continue N 89°28'19" E for a distance of 50.00 feet to the SE corner of said platted Ingress Egress Easement; thence run N 01°26'59" W, along the East line of said Parcel "A", for a distance 124.00 feet to the Point of Beginning.

Said lands containing approximately 9 319 square feet, by calculations, and lying and being in the NE $\frac{1}{4}$ of 50.00 feet of Section 20, Township 49 South, Range 41 East, City of Sunrise, Broward County, Florida.

CERTIFICATION

I hereby certify that this "Sketch to accompany a Legal Description" has been prepared under my direction, is true and correct to the best of my knowledge and believe, and complies with the Standards of Practice, as set forth by the Board of Professional Surveyors and Mappers in the applicable provisions of Chapter 5J-17, Florida Statutes.



Digitally signed by Odalys C Bello
DN: c=US, o=Bello and Bello Land
Surveying Corp.,
dnQualifier=A01410C000001884
E3B67E8000DD40A, cn=Odalys C
Bello

Odalys C. Bello
Professional Surveyor & Mapper No. 6169
State of Florida
Completion Date: 10/09/2024
Revised Date: 03/03/2025

NOTES:

- 1.- This is not a Boundary Survey - A field Survey has not been conducted.
- 2.- Geometry is based on underlying subdivision, as shown.
- 3.- These lands are subject to easements and restrictions of record. No title search has been conducted by this surveyor.
4. This sketch and the copies thereof are not valid without the original signature and raised seal, verified authenticated electronic signature, or the digital signature and seal of the Florida Registered Land Surveyor and Mapper in responsible charge.
5. This sketch and the copies thereof are not valid without the original signature and raised seal, verified authenticated electronic signature, or the digital signature and seal of the Florida Registered Land Surveyor and Mapper in responsible charge.

BELLO & BELLO LAND SURVEYING

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Project No. 23813 Proposed I/E Easement



