

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

Meeting Date: June 17, 2025

Presenter's Name and Title: Deyman Rodriguez, Senior Planner, Building, Planning, & Zoning Department

Prepared By: Deyman Rodriguez, Senior Planner, Building, Planning, & Zoning Department

Temp. Reso. Number: 8422

Item Description: Temp. Reso. #R8422, CONSIDERING AN APPLICATION FOR A VARIANCE (APPLICATION NO. 2502234) FROM THE REQUIREMENTS SET FORTH IN SECTION 808, ENTITLED "OFF-STREET PARKING AND LOADING STANDARDS," OF THE LAND DEVELOPMENT CODE OF THE CITY OF MIRAMAR TO ALLOW THE RECONFIGURATION OF AN EXISTING WAREHOUSE FACILITY LOCATED AT 3701 FLAMINGO ROAD, MORE SPECIFICALLY IDENTIFIED WITH BROWARD COUNTY PARCEL ID NUMBER 514025030080, AND LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO, TO PERMIT 566 PARKING SPACES WHERE A MINIMUM OF 669 PARKING SPARES IS REQUIRED; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE. (Building, Planning & Zoning Senior Planner Deyman Rodriguez)

Consent ☐ Resolution ☐ Ordinance ☐ Quasi-Judicial ☒ Public Hearing ☐

Instructions for the Office of the City Clerk: None

Public Notice – As required by the Sec. ____ of the City Code and/or Sec. ____, Florida Statutes, public notice for this item was provided as follows: on _____ in a _____ ad in the _____; by the posting the property on _____ and/or by sending mailed notice to property owners within ____ feet of the property on _____ (fill in all that apply)

Special Voting Requirement – As required by Sec. _____, of the City Code and/or Sec. _____, Florida Statutes, approval of this item requires a _____ (unanimous, 4/5ths etc.) vote by the City Commission.

Fiscal Impact: Yes ☐ No ☒

REMARKS: None


Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR8422**
 - **Exhibit A: Property Survey**
- **Attachment(s)**
 - **Attachment 1: Location Map**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners

FROM: Dr. Roy L. Virgin, City Manager 

BY: Nixon Lebrun, Director of Building, Planning & Zoning

DATE: June 11, 2025

RE: Temp. Reso. No. 8422, considering Variance Application 2502234 to allow less parking at an existing warehouse facility located at 3701 Flamingo Rd

RECOMMENDATION: The City Manager recommends adoption of Temp. Reso. No. 8422, approving a request for a variance, submitted under Application No. 2502234, from the requirements set forth in Section 808, *Off-Street Parking and Loading Standards*, of the Land Development Code ("LDC") of the City of Miramar (the "City") to allow the reconfiguration of an existing warehouse facility located at 3701 Flamingo Road, more specifically identified with Broward County Parcel ID Number 514025030080, and legally described in Exhibit "A," attached hereto appended herein and incorporated herein by this reference (the "Subject Property") to have 566 parking spaces where a minimum of 669 parking spaces is required.

ISSUE: Section 315.3 of the City's LDC provides that variances from the requirements applicable to and affecting all developments in the City other than individual single-family or duplex units shall be given final consideration by the City Commission.

BACKGROUND: The Subject Property is located at the northeast corner of Flamingo Road and the Florida Turnpike and comprises over 31 acres. The Subject Property has, since 2000, been developed with a 545,000-square-foot warehouse facility, the site plan of which was approved via City Commission Resolution No. 99-62. In 2021, that site plan was amended via Site Plan Amendment Application No. 2010198 submitted by the then-owner, Icon Owner Pool 5, South FL, LLC, to expand truck loading and van parking areas for a proposed distribution center for its tenant, Amazon.com, Inc. Unfortunately, that distribution center was never opened.

DISCUSSION: The current owner, CenterPoint Flamingo LLC (“the Applicant”), again acting on behalf of the tenant, now seeks further site modifications through Site Plan Amendment Application No. 2502233, currently under administrative review for DRC approval, to accommodate a “Sub Same Day” logistics facility. Specifically, the application seeks the reconfiguration of internal site elements, i.e., removal of existing van parking, construction of a new large truck court, and redistribution of standard parking spaces.

Pursuant to Section 808.3.2 of the LDC, off-street parking for industrial uses must be provided at a ratio of one (1) space per 800 square feet of gross floor area, requiring a minimum of 669 parking spaces. The usable floor area of the existing warehouse facility comprises 534,925 square feet and the revised site plan depicts 566 spaces, resulting in a shortage of 103 parking spaces. In order to accommodate this Amazon’s novel facility new business model, the Applicant has therefore submitted this variance request (Variance Application No. 2502234) seeking relief from the aforementioned parking standard set forth in in Section 808.3.2 of the LDC for warehouse uses.

ANALYSIS: In reviewing the Applicant’s request, staff took into consideration the extent to which the application met the standards of review set forth in Section 315.7 of the LDC, specifically as they pertain to practical difficulty. The standards for consideration of whether a practical difficulty exists include:

1. The variance shall not be substantial in relation to what is required by the Code;
2. The approval of the variance will be compatible with development patterns, and whether a substantial change will be produced in the character of the neighborhood;
3. The variance can be approved without causing substantial detriment to adjoining properties;
4. The request is due to unique circumstances of the property, the property owner, and/or the applicant which would render conformity with the strict requirements of the Code unnecessarily burdensome;
5. The difficulty cannot be obviated by some method feasible for the applicant to pursue other than by a variance; and
6. In view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

DRC has reviewed Variance Application No. 2502234 on the basis of practical difficulty. The requested variance reflects a 15% reduction in required parking and is justified by the facility’s operational data, which indicates significantly lower parking demand due to the low-occupancy nature of warehouse and logistics operations. Given the low parking demand typically associated with warehouse and logistics uses, and in particular, the tenant’s specialized “Sub Same Day” distribution model, the Applicant has demonstrated that full compliance with the parking standard would impose an unreasonable and impractical burden. The request also arises from a unique set of

operational circumstances, including the tenant's evolving logistical model and shift-based workforce distribution, which result in a materially reduced parking need compared to standard industrial developments.

The proposed 566 parking spaces are sufficient to meet the facility's operational needs without causing on-site congestion or overflow onto adjacent properties. The variance is not considered substantial when evaluated against the tenant's usage patterns, the low-intensity character of the warehouse use, and the surrounding context. The subject property is bordered to the north and east by Hamilton Sundstrand Serv Corp. and SCG Miramar D LLC, both of which operate similarly low-occupancy industrial facilities.

The requested relief is consistent with the purpose and intent of the City's Comprehensive Plan, which encourages flexibility in development standards where appropriate to support economic activity, operational efficiency, and compatibility with surrounding land uses. Reviewing adjacent land uses, the proposed reduction in parking is compatible with existing development patterns in the industrial district. Although parking reductions can raise concerns about overuse or adverse neighborhood impacts, in this case, the Applicant proposes to repurpose parking areas for truck loading and operational support, consistent with the prevailing industrial character. The essential use of the site remains unchanged, and the proposed layout continues to reflect a logical and contextually appropriate design.

In light of the foregoing, the requested variance is a reasonable and appropriate accommodation that aligns with the operational realities of the site, remains consistent with the City's regulatory framework and Comprehensive Plan, and is not expected to result in any adverse impacts to adjacent properties or the surrounding community.

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, CONSIDERING AN APPLICATION FOR A VARIANCE (APPLICATION NO. 2502234) FROM THE REQUIREMENTS SET FORTH IN SECTION 808, ENTITLED “OFF-STREET PARKING AND LOADING STANDARDS,” OF THE LAND DEVELOPMENT CODE OF THE CITY OF MIRAMAR TO ALLOW THE RECONFIGURATION OF AN EXISTING WAREHOUSE FACILITY LOCATED AT 3701 FLAMINGO ROAD, MORE SPECIFICALLY IDENTIFIED WITH BROWARD COUNTY PARCEL ID NUMBER 514025030080, AND LEGALLY DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO, TO PERMIT 566 PARKING SPACES WHERE A MINIMUM OF 669 PARKING SPACES IS REQUIRED; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in conformity with, and in furtherance of, the 1985 Growth Management Act, as codified in Part II of Chapter 163, Florida Statutes (“F.S.”), the City of Miramar (the “City”) adopted in 1989 its Comprehensive Plan along with a Future Land Use Map showing the distribution and extent of the various land use designations; and

WHEREAS, in conformity with, and in furtherance of, the Growth Management Act, the City adopted in 1996 a set of land development regulations, which, codified in the Land Development Code (“LDC”), are consistent with, and contain specific and detailed provisions necessary to implement the adopted Comprehensive Plan; and

WHEREAS, concurrently with the adoption of the LDC, the City also adopted an Official Zoning Map, establishing the location and boundaries of zoning districts, which, as described in Section 401 of the LDC, have been determined to be consistent with and Reso. No. _____

adequate to implement the Comprehensive Plan, Future Land Use Map, and the LDC; and

WHEREAS, Section 402 “Residential Districts” and Section 403 “Non-Residential Districts” of the LDC contain, in Table 402-1 and Table 403-1 respectively, a consolidated list of permitted uses that are deemed fundamentally appropriate within the City’s residential, non-residential, and mixed-use zoning districts, subject to any applicable use-related standards set forth in Section 405, and further subject to site plan and permitting requirements administered by the Development Review Committee (“DRC”) pursuant to applicable provisions of the LDC; and

WHEREAS, the DRC is the City’s designated administrative body responsible for conducting technical review of site plans, variance applications, and other development proposals in accordance with the LDC and adopted planning policies; and

WHEREAS, the Subject Property, which consists of approximately 31.84 acres, is located at 3701 Flamingo Road, more specifically identified with Broward County Parcel Id Number 514025030080, and legally described in Exhibit “A,” attached hereto; and

WHEREAS, the Subject Property is located within the City’s industrial zoning district and is presently entitled for warehousing and logistics use under a prior-approved site plan; and

WHEREAS, CenterPoint Flamingo LLC (the “Applicant”), a foreign limited liability company and authorized representative of the property owner, has proposed modifications to the approved site plan to accommodate a Sub Same Day warehouse and distribution facility, reflecting a shift in operational use and site layout; and

WHEREAS, the Applicant has submitted Application No. 2502233, a site plan amendment pursuant to Section 310 of the LDC, requesting administrative approval of the proposed modifications, which application is being reviewed under separate cover; and

WHEREAS, in conjunction with the site plan amendment, the Applicant has submitted Application No. 2502234, a complete application for a variance pursuant to Section 315 of the LDC, seeking relief from the minimum parking requirements set for in Section 808.3.2 of the LDC for industrial uses; and

WHEREAS, the variance request proposes to reduce the required number of parking spaces from 669 (based on one space per 800 square feet of gross floor area) to 566, representing a 15% reduction, and to revise the applicable parking ratio to one space per 960 square feet, based on operational needs and site constraints; and

WHEREAS, the DRC has reviewed Variance Application No. 2502234 and determined that it satisfies the six criteria required under Section 315.7 of the LDC for the granting of a variance based on practical difficulty, including a finding that the request is not substantial, is compatible with surrounding development, and would not result in adverse impacts on adjacent properties; and

WHEREAS, the DRC further found that the requested variance arises from unique operational and site-specific circumstances, and that strict application of the parking standard would impose an unnecessary burden not warranted by the site's actual demand for parking; and

WHEREAS, the City Manager has reviewed and concurred with the findings of the DRC and has formally recommended approval of Variance Application No. 2502234; and

WHEREAS, in accordance with Section 315.7 of the LDC, the City Commission conducted a duly noticed public hearing on June 17, 2025, to consider Variance Application No. 2502234, during which the recommendations of both the DRC and the City Manager were presented, and public testimony was received; and

WHEREAS, based upon the record developed at the public hearing, the City Commission finds that the approval of Variance Application No. 2502234 is in the best interest of the citizens and residents of the City of Miramar, and that it is appropriate to adopt a Resolution formalizing such approval; and

WHEREAS, the City Commission further finds that the requested relief is consistent with the purpose and intent of the City's Comprehensive Plan and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

Section 1: Recitals; Definitions.

- (a) That the foregoing "**WHEREAS**" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.
- (b) As used herein, unless the context or City Code of Ordinances requires to the contrary, the following terms will be defined as set forth below:
 - 1. "City" means the City of Miramar, a Florida Municipal Corporation.
 - 2. "Development" is defined as set forth in Section 163.3164, Florida Statutes.
 - 3. "DRC" means the City's Development Review Committee.
 - 4. "LDC" means the City's Land Development Code of Ordinances.

5. "Subject Property" is the real property situate and lying in the State of Florida, County of Broward, City of Miramar, identified by the address of 3701 Flamingo Road and by with Broward County Parcel ID Number 514025030080, and legally described in Exhibit "A".
6. "Owner/Applicant" means CenterPoint Flamingo LLC (the "Applicant"), a Foreign Limited Liability Company, their successors, and assigns.

Section 2: Applications in Substantial Compliance. That the City Commission finds that:

- (a) **Variance Application No. 2502234**, which seeks relief from the minimum parking requirements set for in Section 808.3.2 of the LDC for industrial uses to allow the reconfiguration of an existing warehouse facility on the Subject Property to provide 566 parking spaces whereby 669 are required, is in substantial compliance with the requirements of Section 315 of the LDC; and

Section 3: Adoption. The City Commission of the City of Miramar, Florida, hereby passes and adopts the Resolution approving the above-mentioned Variance.

Section 4: Approval does not Create a Vested Right. That issuance of this approval by the City does not in any way create any right on the part of the Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the approval if the Applicant fails to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in the violation of state or federal law. All applicable state and federal

permits must be obtained before commencement of the Development. This condition is included pursuant to Section 166.033, Florida Statutes, as amended.

Section 5: Failure to Adhere to Resolution. That failure to adhere to the approval terms and conditions contained in this Resolution shall be considered a violation of this Resolution and the City Code, and persons found violating this Resolution shall be subject to the penalties prescribed by the City Code, including but not limited to the revocation of any of the approval(s) granted in this Resolution and any other approvals conditioned on this approval. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the City at any time upon a determination that the non-compliance with the City Code.

Section 6: Severability. That should any phrase, clause, sentence, paragraph, or section of this Resolution be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions or applications which shall remain in full force and effect.

Section 7: Administrative Correction of Scrivener's Error. The City Attorney is hereby authorized to correct scrivener's errors found in this Resolution by filing a corrected copy with the City Clerk.

Section 8: Effective Date. This Resolution shall be effective upon City Commission's adoption.

Temp. Reso. No. 8422

5/1/25

6/11/25

PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Yvette Colbourne

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved
this RESOLUTION as to form:

City Attorney,
Austin Pamies Norris Weeks Powell, PLLC

Requested by Administration

Commissioner Maxwell B. Chambers

Commissioner Avril Cherasard

Vice Mayor Yvette Colbourne

Commissioner Carson Edwards

Mayor Wayne M. Messam

Voted

SITE INFORMATION

N/F: CENTERPOINT FLAMINGO LLC
3701 FLAMINGO ROAD,
MIRAMAR, FLORIDA 33025
TOTAL AREA:
1,386,735 SQ. FEET ±
31.835 ACRES ±
APN: 514025030080

REFERENCE DOCUMENTS

R1.) PLAT ENTITLED "COUNTYLINE CORPORATE CENTER" - FILED FOR RECORD ON AUGUST 3, 1998 IN PLAT BOOK 165, PAGE 29

PARKING INFORMATION

REGULAR= 565
HANDICAP= 17
TRAILER= 14
TOTAL= 596

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X", "AE" & "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1201100710J, WHICH BEARS AN EFFECTIVE DATE OF 07/31/2024 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100- YEAR AND 500-YEAR FLOODS.

ZONE "AE" - THE BASE FLOOD PLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST 1/4, SECTION 25, T-51-S, R-40-E. THE BEARING IS DENOTED AS N89°39'19"E PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83.

LATITUDE = 25°52'41.17644"
LONGITUDE = -80°18'37.69256"
CONVERGENCE ANGLE = 00°18'07.18"

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- TEMPORARY BENCHMARK (TBM)
- HANDICAP PARKING
- BOLLARD
- UNKNOWN UTILITY VAULT
- SIGN
- FLAG POLE
- LIGHT
- POWER POLE
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC VAULT
- GUY ANCHOR
- ELECTRIC PEDESTAL
- HIGH TENSION POLE
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GRATED INLET (GI)
- STORM MANHOLE (DMH)
- FIBER OPTIC POST
- SANITARY MANHOLE (SMH)
- CLEANOUT
- OVERHANG
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION PER PLAT BOOK 165, PAGE 29
- NOW OR FORMERLY
- FINISHED FLOOR ELEVATION
- BOTTOM OF BANK
- TOP OF BANK
- BACK OF CURB
- FLOW LINE
- EDGE OF ASPHALT
- TOP OF ASPHALT
- TOP OF BANK
- BOTTOM OF BANK
- CROWN OF ASPHALT
- EDGE OF CONCRETE
- TOP OF CONCRETE
- SIDEWALK
- REINFORCED CONCRETE PIPE
- POLYVINYL CHLORIDE PIPE
- BOUNDARY LINE
- INTERNAL PARCEL LINE
- ADJOINER LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- OVERHEAD TRANSMISSION LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- MATCH-LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- LIMITS OF TOPOGRAPHIC SURVEY
- HANDRAIL
- FLOOD ZONE LINE

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE-CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL FLORIDA ONE-CALL AT (800) 432-4770 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.

COMPANY:
A T & T DISTRIBUTION
CITY OF MIRAMAR
DADE COUNTY PUBLIC WORKS AND TRAFFIC
FLORIDA CITY GAS
FLORIDA POWER & LIGHT-BROWARD
FLORIDA TURNPIKE ITS/ELAND ENGINEERING INC

CONTACT:
888-357-1922
954-274-5962
786-345-9989
772-224-3925
800-778-9140
945-678-3999

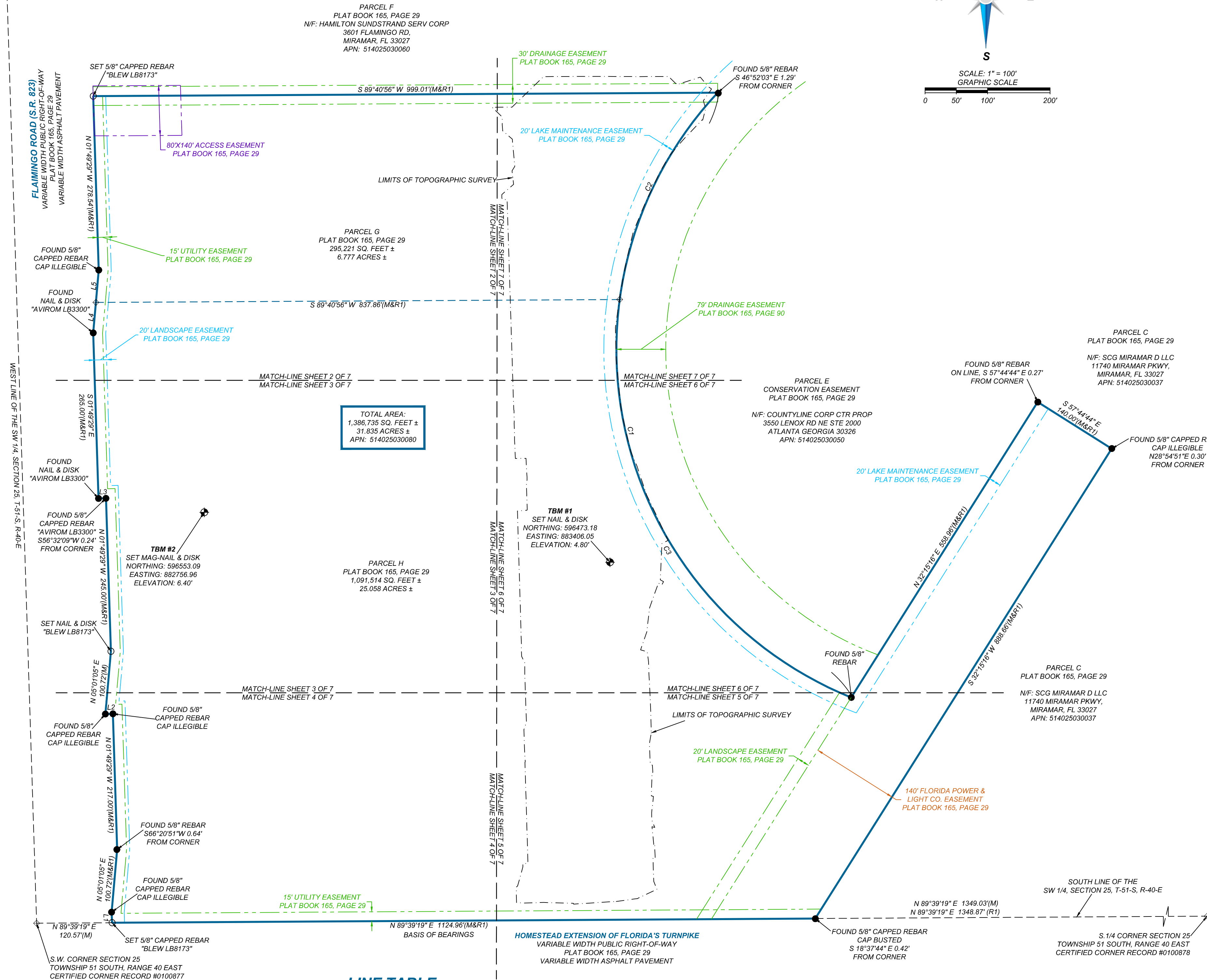
BOUNDARY SURVEY

LOCATED IN: SECTION 25, TOWNSHIP 51 SOUTH, RANGE 40 EAST

3701 FLAMINGO ROAD,

MIRAMAR, BROWARD COUNTY, FLORIDA 33025

SEE SHEETS 2-7 OF 7 FOR SURVEY DEPICITON
BOUNDARY DETAIL



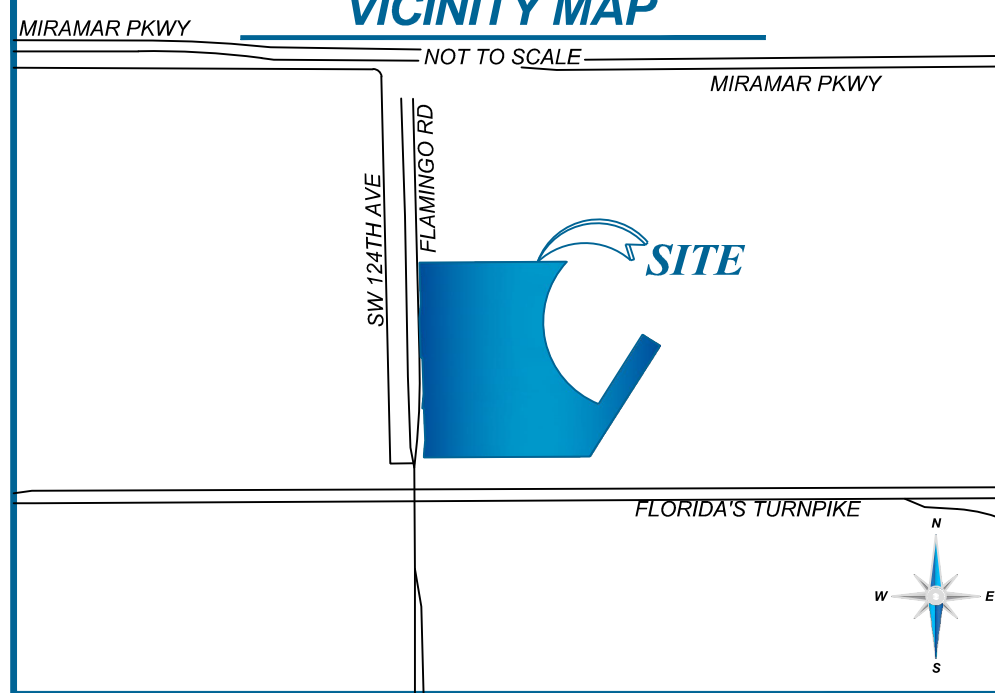
LINE TABLE

LINE	BEARING	DISTANCE
L1(M&R1)	S 01°49'29" E	17.00'
L2(M&R1)	S 88°10'31" W	12.00'
L3(M&R1)	S 88°10'31" W	12.00'
L4(M&R1)	N 05°01'05" E	48.93'
L5(M&R1)	N 05°01'05" E	51.79'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	600.74'	1164.93'	990.89'	N 12°27'04" W	111°06'19"
C1(R)	600.74'	N/A	N/A	N/A	N/A
C2(M)	600.74'	372.08'	366.16'	S 25°21'28" W	35°29'16"
C2(R)	600.74'	372.07'	N/A	N/A	35°29'10"
C3(M)	600.74'	792.85'	736.54'	N 30°11'41" W	N 30°17'03"
C3(R)	600.74'	792.84'	N/A	N/A	75°37'00"

VICINITY MAP



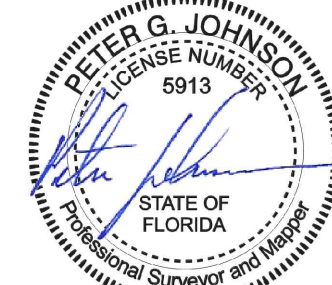
GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS MARCH 10, 2025.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO FLAMINGO ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BROWARD COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF CERTIFIED TITLE RESEARCH AND OR TITLE COMMITMENT.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS, AND RESTRICTIONS NOT SHOWN HEREON BUT FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV83) IN US SURVEY FEET. CONTOURS SHOWN ARE 1 FOOT INTERVALS.

SURVEYOR'S CERTIFICATE

I, PETER G. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT SAID SURVEY AND DRAWING ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THIS TYPE OF SURVEY AS SET FORTH IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

DATE OF PLAT OR MAP: 03/17/2025



PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB8173

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:	25-1265
SURVEYOR DRAWN BY:	DMS - 03/17/2025
SURVEY REVIEWED BY:	JMC
SHEET:	1 OF 7

DATE	REVISION HISTORY	BY
03/20/2025	BOLD FFE LABELS	DMS

LOCATED IN: SECTION 25, TOWNSHIP 51 SOUTH, RANGE 40 EAST
3701 FLAMINGO ROAD,
MIRAMAR, BROWARD COUNTY, FLORIDA 33025



- # BLEW
- Surveying | Engineering | Environmental
- 3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.482.1883
WWW.BLEWINC.COM

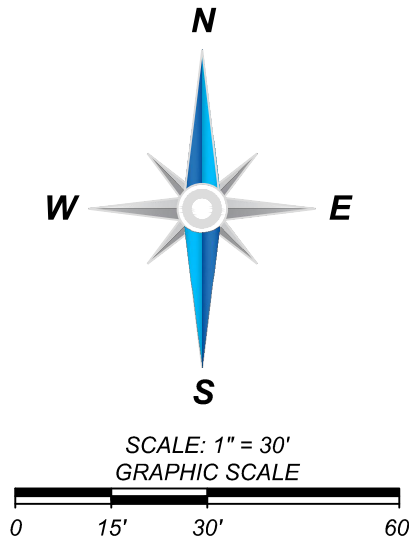
SURVEYOR JOB NUMBER: 25-1265	SURVEY DRAWN BY: DMS - 03/17/2025
SURVEY REVIEWED BY: JMC	SHEET: 2 OF 7

BOUNDARY SURVEY

LOCATED IN: SECTION 25, TOWNSHIP 51 SOUTH, RANGE 40 EAST

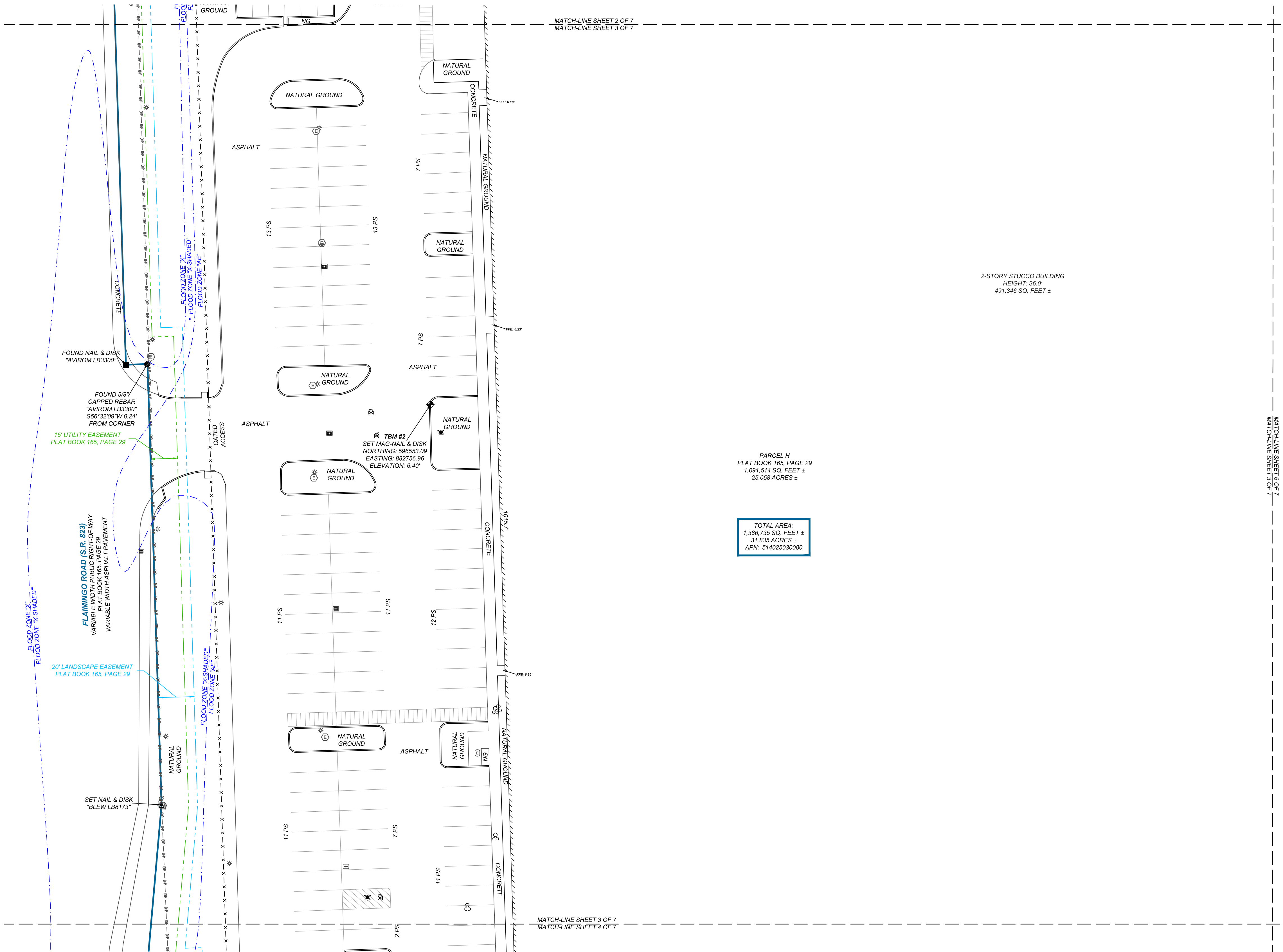
3701 FLAMINGO ROAD,

MIRAMAR, BROWARD COUNTY, FLORIDA 33025



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⊙ TEMPORARY BENCHMARK (TBM)
- ⊙ HANDICAP PARKING
- ⊙ BOLLARD
- ⊙ UNKNOWN UTILITY VAULT
- ⊙ SIGN
- ⊙ FLAG POLE
- ⊙ LIGHT
- ⊙ POWER POLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC VAULT
- ⊙ GUY ANCHOR
- ⊙ ELECTRIC PEDESTAL
- ⊙ HIGH TENSION POLE
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ BACK FLOW PREVENTION
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ GRATED INLET (GI)
- ⊙ STORM MANHOLE (DMH)
- ⊙ FIBER OPTIC POST
- ⊙ SANITARY MANHOLE (SMH)
- ⊙ CLEANOUT
- OVH OVERHANG
- (M) MEASURED/CALCULATED DIMENSION
- (R1) RECORD DIMENSION PER PLAT BOOK 165, PAGE 29
- N/F NOW OR FORMERLY
- B/H BUILDING HEIGHT LOCATION
- F/F FINISHED FLOOR ELEVATION
- BB BOTTOM OF BANK
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- CR CROWN OF ASPHALT
- EC EDGE OF CONCRETE
- TC TOP OF CONCRETE
- SW SIDEWALK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOUNDARY LINE
- INTERNAL PARCEL LINE
- ADJOINER LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- OVERHEAD TRANSMISSION LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- MATCH-LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- LIMITS OF TOPOGRAPHIC SURVEY
- HANDRAIL
- FLOOD ZONE LINE



BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:

25-1265

SURVEY REVIEWED BY:

JMC

SURVEY DRAWN BY:

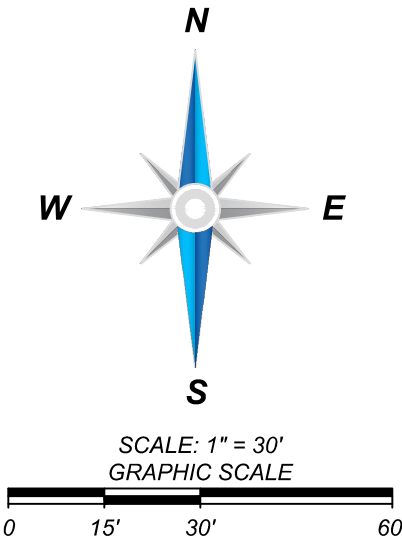
DMS - 03/17/2025

SHEET:

3 OF 7

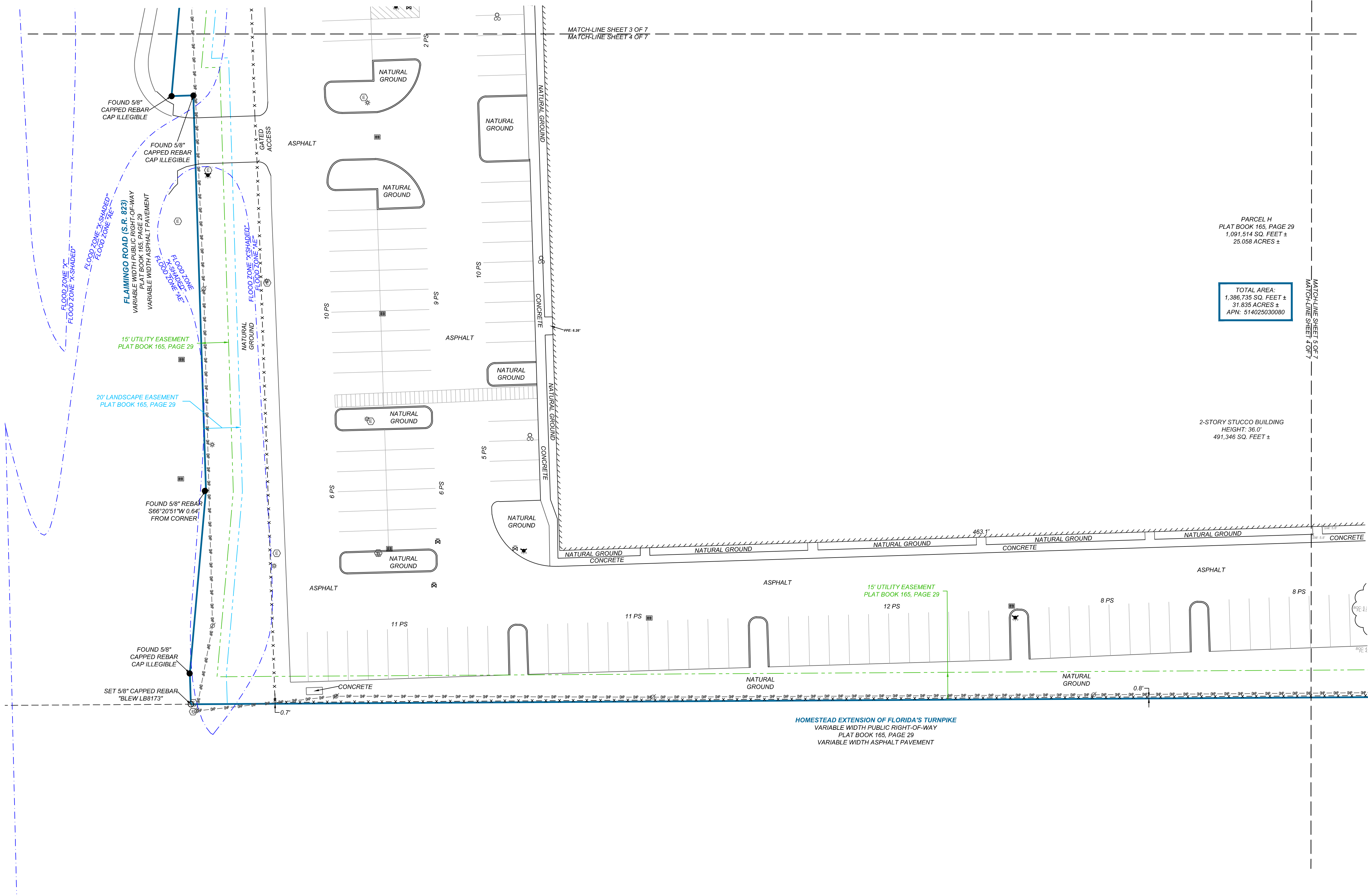
BOUNDARY SURVEY

LOCATED IN: SECTION 25, TOWNSHIP 51 SOUTH, RANGE 40 EAST
3701 FLAMINGO ROAD,
MIRAMAR, BROWARD COUNTY, FLORIDA 33025



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⊕ TEMPORARY BENCHMARK (TBM)
- ⊕ HANDICAP PARKING
- ⊕ BOLLARD
- ⊕ UNKNOWN UTILITY VAULT
- ⊕ SIGN
- ⊕ FLAG POLE
- ⊕ LIGHT
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC VAULT
- ⊕ GUY ANCHOR
- ⊕ ELECTRIC PEDESTAL
- ⊕ HIGH TENSION POLE
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ BACK FLOW PREVENTION
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GRATED INLET (GI)
- ⊕ STORM MANHOLE (DMH)
- ⊕ FIBER OPTIC POST
- ⊕ SANITARY MANHOLE (SMH)
- ⊕ CLEANOUT
- OVH OVERHANG
- (M) MEASURED/CALCULATED DIMENSION
- (R1) RECORD DIMENSION PER PLAT BOOK 165, PAGE 29
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- FFE FINISHED FLOOR ELEVATION
- BB BOTTOM OF BANK
- TB TOP OF BANK
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- CR CROWN OF ASPHALT
- EC EDGE OF CONCRETE
- TC TOP OF CONCRETE
- SW SIDEWALK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOUNDARY LINE
- INTERNAL PARCEL LINE
- ADJOINER LINE
- EASEMENT LINE
- R/W --- RIGHT-OF-WAY LINE
- CL --- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- OVERHEAD TRANSMISSION LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- MATCH-LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- LIMITS OF TOPOGRAPHIC SURVEY
- HANDRAIL
- FLOOD ZONE LINE



BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

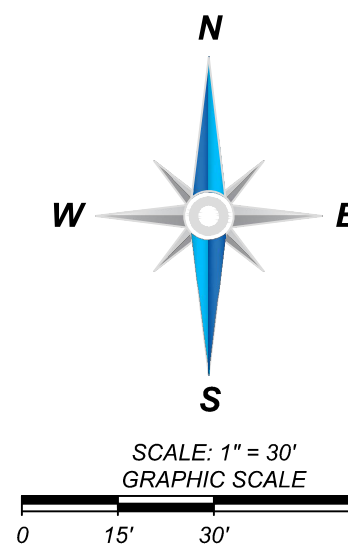
SURVEYOR JOB NUMBER: 25-1265	SURVEY DRAWN BY: DMS - 03/17/2025
SURVEY REVIEWED BY: JMC	SHEET: 4 OF 7

BOUNDARY SURVEY

LOCATED IN: SECTION 25, TOWNSHIP 51 SOUTH, RANGE 40 EAST

3701 FLAMINGO ROAD,

MIRAMAR, BROWARD COUNTY, FLORIDA 33025



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- TEMPORARY BENCHMARK (TBM)
- HANDICAP PARKING
- BOLLARD
- UNKNOWN UTILITY VAULT
- SIGN
- FLAG POLE
- LIGHT
- POWER POLE
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC VAULT
- GUY ANCHOR
- ELECTRIC PEDESTAL
- HIGH TENSION POLE
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GRATED INLET (GI)
- STORM MANHOLE (DMH)
- FIBER OPTIC POST
- SANITARY MANHOLE (SMH)
- CLEANOUT
- OVERHANG
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION PER PLAT BOOK 165, PAGE 29
- N/F
- BHL
- FINISHED FLOOR ELEVATION
- FFE
- BB
- TOP OF BANK
- BOC
- BACK OF CURB
- FL
- EDGE OF ASPHALT
- EA
- TA
- TOP OF ASPHALT
- TB
- TOP OF BANK
- BB
- BOTTOM OF BANK
- CR
- CROWN OF ASPHALT
- EC
- EDGE OF CONCRETE
- TC
- TOP OF CONCRETE
- SW
- SIDEWALK
- RCP
- REINFORCED CONCRETE PIPE
- PVC
- POLYVINYL CHLORIDE PIPE
- BOUNDARY LINE
- INTERNAL PARCEL LINE
- ADJOINER LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- C/L
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- OVERHEAD TRANSMISSION LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- MATCH-LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- LIMITS OF TOPOGRAPHIC SURVEY
- HANDRAIL
- FLOOD ZONE LINE

TREE TABLE

TAG	TRUNK	TREE TYPE
T1	17"	OAK
T2	24"	OAK
T3	8"	UNK
T4	22"	OAK
T5	11"	CREPE MYRTLE
T6	18"	PALMETTO
T7	8"	TAMARIND
T8	8"	CREPE MYRTLE
T9	10"	CREPE MYRTLE
T10	14"	PALMETTO
T11	10"	TAMARIND
T12	26"	OAK
T13	8"	TAMARIND
T14	8"	TAMARIND
T15	8"	TAMARIND
T16	8"	TAMARIND
T17	8"	TAMARIND
T18	9"	TAMARIND
T19	8"	OAK
T20	30"	TAMARIND
T21	15"	OAK
T22	9"	TAMARIND
T23	18"	OAK
T24	18"	OAK
T25	18"	OAK
T26	18"	OAK
T27	16"	OAK
T28	8"	TAMARIND
T29	16"	OAK
T30	8"	BIRCH
T31	15"	OAK
T32	23"	OAK
T33	15"	OAK
T34	16"	OAK
T35	8"	TAMARIND
T36	8"	TAMARIND
T37	10"	TAMARIND
T38	10"	TAMARIND
T39	14"	TAMARIND
T40	9"	OAK
T41	18"	OAK
T42	18"	OAK
T43	20"	ROTTEN UNK
T44	14"	BIRCH
T45	18"	OAK
T46	15"	OAK
T47	21"	OAK
T48	8"	TAMARIND

INVERT INFORMATION

SMH #1 RIM ELEVATION: 5.42' INVERT 12" RCP (N): -5.6' INVERT 12" RCP (SW): -5.8' INVERT 12" RCP (SE): -5.7'	DMH #1 RIM ELEVATION: 5.32' BOTTOM: -4.0' FULL OF WATER	GI #1 RIM ELEVATION: 4.47' BOTTOM: -2.4' FULL OF WATER	GI #10 RIM ELEVATION: 4.17' BOTTOM: -5.5' FULL OF WATER	GI #19 RIM ELEVATION: 4.18' BOTTOM: -4.3' FULL OF WATER
SMH #2 RIM ELEVATION: 5.15' INVERT 12" RCP (NE): -4.4' INVERT 8" PVC (S): -4.5'	DMH #2 RIM ELEVATION: 5.39' BOTTOM: -6.0' FULL OF WATER	GI #2 RIM ELEVATION: 4.10' BOTTOM: -3.1' FULL OF WATER	GI #11 RIM ELEVATION: 2.14' BOTTOM: -1.0' FULL OF WATER	GI #20 RIM ELEVATION: 4.21' BOTTOM: -4.3' FULL OF WATER
SMH #3 RIM ELEVATION: 5.53' INVERT 8" PVC (N): -3.1' INVERT 8" PVC (S): -2.8'		GI #3 RIM ELEVATION: 4.05' BOTTOM: -5.8' FULL OF WATER	GI #12 RIM ELEVATION: 4.15' BOTTOM: -2.3' FULL OF WATER	GI #21 RIM ELEVATION: 2.93' BOTTOM: -2.5' FULL OF WATER
SMH #4 RIM ELEVATION: 5.20' INVERT 8" PVC (N): -1.5'		GI #4 RIM ELEVATION: 3.18' BOTTOM: -2.8' FULL OF WATER	GI #13 RIM ELEVATION: 2.16' BOTTOM: -2.4' FULL OF WATER	GI #22 RIM ELEVATION: 3.01' BOTTOM: -3.2' FULL OF WATER
		GI #5 RIM ELEVATION: 4.24' BOTTOM: -5.7' FULL OF WATER	GI #14 RIM ELEVATION: 2.18' BOTTOM: -2.6' FULL OF WATER	GI #23 RIM ELEVATION: 3.65' BOTTOM: -2.6' FULL OF WATER
		GI #6 RIM ELEVATION: 3.21' BOTTOM: -2.9' FULL OF WATER	GI #15 RIM ELEVATION: 3.41' BOTTOM: -2.8' FULL OF WATER	GI #24 RIM ELEVATION: 4.10' BOTTOM: -6.8' FULL OF WATER
		GI #7 RIM ELEVATION: 4.08' BOTTOM: -7.4' FULL OF WATER	GI #16 RIM ELEVATION: 4.21' BOTTOM: -3.9' FULL OF WATER	GI #25 RIM ELEVATION: 4.13' BOTTOM: -5.5' FULL OF WATER
		GI #8 RIM ELEVATION: 3.38' BOTTOM: -2.6' FULL OF WATER	GI #17 RIM ELEVATION: 3.30' BOTTOM: -3.7' FULL OF WATER	GI #26 RIM ELEVATION: 2.85' BOTTOM: -9.4' FULL OF WATER
		GI #9 RIM ELEVATION: 4.08' BOTTOM: -3.6' FULL OF WATER	GI #18 RIM ELEVATION: 3.23' BOTTOM: -3.6' FULL OF WATER	GI #27 RIM ELEVATION: 4.27' BOTTOM: -6.3' FULL OF WATER
			GI #28 RIM ELEVATION: 4.05' BOTTOM: -2.6' FULL OF WATER	

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
25-1265

SURVEY DRAWN BY:
DMS - 03/17/2025

SURVEY REVIEWED BY:
JMC

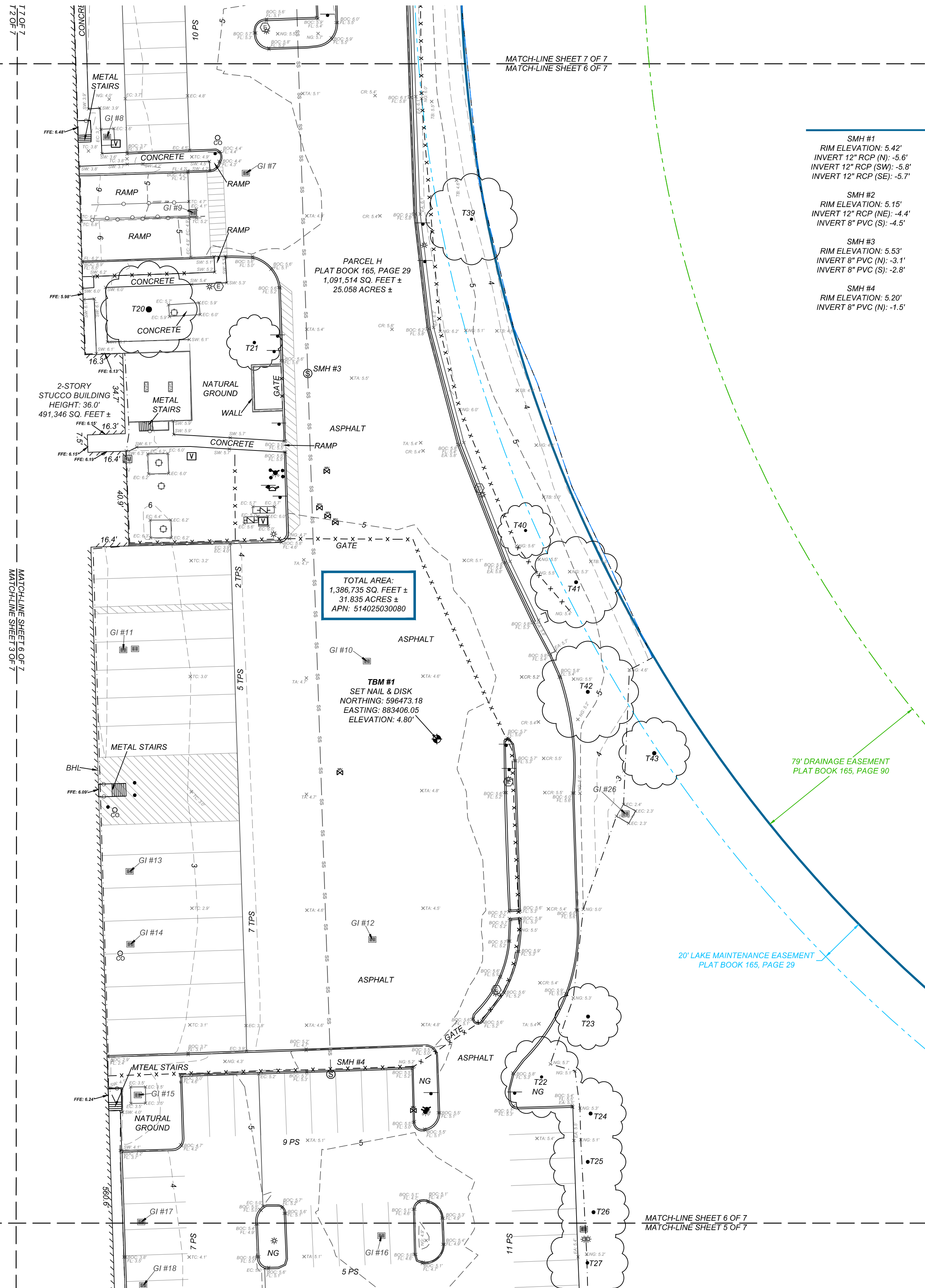
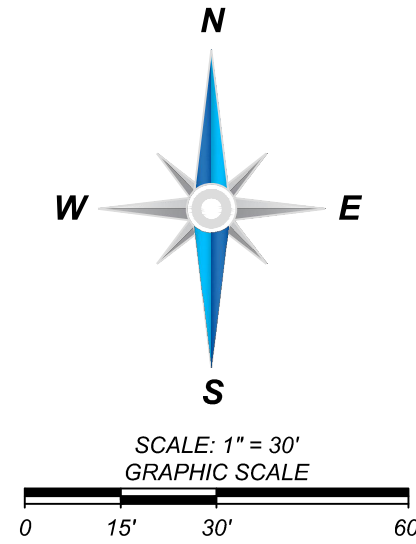
SHEET:
5 OF 7

BOUNDARY SURVEY

LOCATED IN: SECTION 25, TOWNSHIP 51 SOUTH, RANGE 40 EAST

3701 FLAMINGO ROAD,

MIRAMAR, BROWARD COUNTY, FLORIDA 33025



INVERT INFORMATION

SMH #1 RIM ELEVATION: 5.42' INVERT 12" RCP (N): -5.6' INVERT 12" RCP (SW): -5.8' INVERT 8" PVC (SE): -5.7'	DMH #1 RIM ELEVATION: 5.32' BOTTOM: -4.0' FULL OF WATER	GI #1 RIM ELEVATION: 4.47' BOTTOM: -2.4' FULL OF WATER	GI #10 RIM ELEVATION: 4.17' BOTTOM: -8.5' FULL OF WATER	GI #19 RIM ELEVATION: 4.18' BOTTOM: -3.7' FULL OF WATER
SMH #2 RIM ELEVATION: 5.15' INVERT 12" RCP (NE): -4.4' INVERT 8" PVC (S): -2.8'	DMH #2 RIM ELEVATION: 5.39' BOTTOM: -6.0' FULL OF WATER	GI #2 RIM ELEVATION: 4.10' BOTTOM: -3.1' FULL OF WATER	GI #11 RIM ELEVATION: 2.14' BOTTOM: -1.0' FULL OF WATER	GI #20 RIM ELEVATION: 4.21' BOTTOM: -4.3' FULL OF WATER
SMH #3 RIM ELEVATION: 5.53' INVERT 8" PVC (N): -3.1' INVERT 8" PVC (S): -2.8'	GI #3 RIM ELEVATION: 4.05' BOTTOM: -3.8' FULL OF WATER	GI #12 RIM ELEVATION: 4.15' BOTTOM: -2.3' FULL OF WATER	GI #21 RIM ELEVATION: 2.93' BOTTOM: -2.9' FULL OF WATER	GI #22 RIM ELEVATION: 3.01' BOTTOM: -3.2' FULL OF WATER
SMH #4 RIM ELEVATION: 5.20' INVERT 8" PVC (N): -1.5'	GI #4 RIM ELEVATION: 3.18' BOTTOM: -2.8' FULL OF WATER	GI #13 RIM ELEVATION: 2.16' BOTTOM: -2.4' FULL OF WATER	GI #23 RIM ELEVATION: 3.65' BOTTOM: -2.6' FULL OF WATER	GI #24 RIM ELEVATION: 4.10' BOTTOM: -6.6' FULL OF WATER
	GI #5 RIM ELEVATION: 4.24' BOTTOM: -5.7' FULL OF WATER	GI #14 RIM ELEVATION: 2.18' BOTTOM: -2.6' FULL OF WATER	GI #25 RIM ELEVATION: 4.13' BOTTOM: -5.5' FULL OF WATER	GI #26 RIM ELEVATION: 2.85' BOTTOM: -9.4' FULL OF WATER
	GI #6 RIM ELEVATION: 3.21' BOTTOM: -2.9' FULL OF WATER	GI #15 RIM ELEVATION: 3.41' BOTTOM: -2.8' FULL OF WATER	GI #27 RIM ELEVATION: 4.27' BOTTOM: -6.3' FULL OF WATER	GI #28 RIM ELEVATION: 4.05' BOTTOM: -2.6' FULL OF WATER
	GI #7 RIM ELEVATION: 4.08' BOTTOM: -7.4' FULL OF WATER	GI #16 RIM ELEVATION: 4.21' BOTTOM: -3.9' FULL OF WATER	GI #17 RIM ELEVATION: 3.30' BOTTOM: -3.7' FULL OF WATER	
	GI #8 RIM ELEVATION: 3.38' BOTTOM: -2.8' FULL OF WATER	GI #18 RIM ELEVATION: 3.23' BOTTOM: -3.6' FULL OF WATER		
	GI #9 RIM ELEVATION: 4.08' INVERT VERTICAL 6" PVC: 1.4'			

LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊕	COMPUTED POINT
⊙	TEMPORARY BENCHMARK (TBM)
⊞	HANDICAP PARKING
⊟	BOLLARD
⊠	UNKNOWN UTILITY VAULT
⊡	SIGN
⊢	FLAG POLE
⊣	LIGHT
⊤	POWER POLE
⊥	ELECTRIC METER
⊦	ELECTRIC BOX
⊧	ELECTRIC VAULT
⊨	GUY ANCHOR
⊩	ELECTRIC PEDESTAL
⊪	HIGH TENSION POLE
⊫	FIRE DEPARTMENT CONNECTION
⊬	BACK FLOW PREVENTION
⊭	FIRE HYDRANT
⊮	WATER METER
⊯	WATER VALVE
⊰	GRATED INLET (GI)
⊱	STORM MANHOLE (DMH)
⊲	FIBER OPTIC POST
⊳	SANITARY MANHOLE (SMH)
⊴	CLEANOUT
⊵	OVERHANG
⊶	MEASURED/CALCULATED DIMENSION
⊷	RECORD DIMENSION PER PLAT BOOK 165, PAGE 29
⊸	NF: NOW OR FORMERLY
⊹	BUILDING HEIGHT LOCATION
⊺	FINISHED FLOOR ELEVATION
⊻	BOTTOM OF BANK
⊼	TOP OF BANK
⊽	BACK OF CURB
⊾	FLOW LINE
⊿	EDGE OF ASPHALT
⋈	TOP OF ASPHALT
⋉	TOP OF BANK
⋊	BOTTOM OF BANK
⋋	CROWN OF ASPHALT
⋌	EDGE OF CONCRETE
⋍	TOP OF CONCRETE
⋎	SIDEWALK
⋏	REINFORCED CONCRETE PIPE
⋐	POLYVINYL CHLORIDE PIPE
⋑	BOUNDARY LINE
⋒	INTERNAL PARCEL LINE
⋓	ADJOINER LINE
⋔	EASEMENT LINE
⋕	RIGHT-OF-WAY LINE
⋖	CENTERLINE
⋗	FENCE LINE
⋘	OVERHEAD POWER LINE
⋙	OVERHEAD TRANSMISSION LINE
⋚	UNDERGROUND STORM DRAIN LINE
⋛	UNDERGROUND SANITARY SEWER LINE
⋜	MATCHLINE
⋝	MAJOR CONTOUR
⋞	MINOR CONTOUR
⋟	LIMITS OF TOPOGRAPHIC SURVEY
⋠	HANDRAIL
⋡	FLOOD ZONE LINE

TREE TABLE

TAG	TRUNK	TREE TYPE
T1	17"	OAK
T2	24"	OAK
T3	8"	UNK
T4	22"	OAK
T5	11"	CREPE MYRTLE
T6	18"	PALMETTO
T7	8"	TAMARIND
T8	8"	CREPE MYRTLE
T9	10"	CREPE MYRTLE
T10	14"	PALMETTO
T11	10"	TAMARIND
T12	26"	OAK
T13	8"	TAMARIND
T14	8"	TAMARIND
T15	8"	TAMARIND
T16	8"	TAMARIND
T17	8"	TAMARIND
T18	9"	TAMARIND
T19	8"	OAK
T20	30"	TAMARIND
T21	15"	OAK
T22	9"	TAMARIND
T23	18"	OAK
T24	18"	OAK
T25	18"	OAK
T26	18"	OAK
T27	16"	OAK
T28	8"	TAMARIND
T29	18"	OAK
T30	8"	BIRCH
T31	15"	OAK
T32	23"	OAK
T33	15"	OAK
T34	16"	OAK
T35	8"	TAMARIND
T36	8"	TAMARIND
T37	10"	TAMARIND
T38	10"	TAMARIND
T39	14"	TAMARIND
T40	9"	OAK
T41	18"	OAK
T42	18"	OAK
T43	20"	ROTTEN UNK
T44	14"	BIRCH
T45	18"	OAK
T46	15"	OAK
T47	21"	OAK
T48	8"	TAMARIND

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:

25-1265

SURVEY REVIEWED BY:

JMC

SURVEY DRAWN BY:

DMS - 03/17/2025

SHEET:

6 OF 7

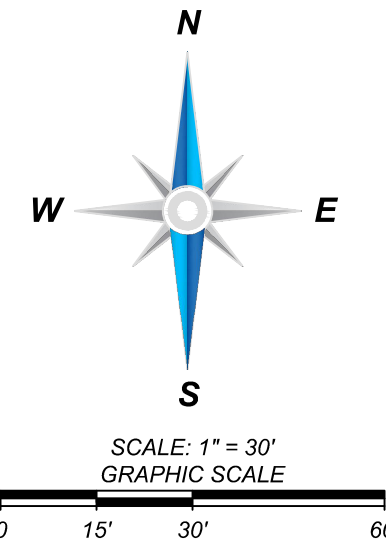
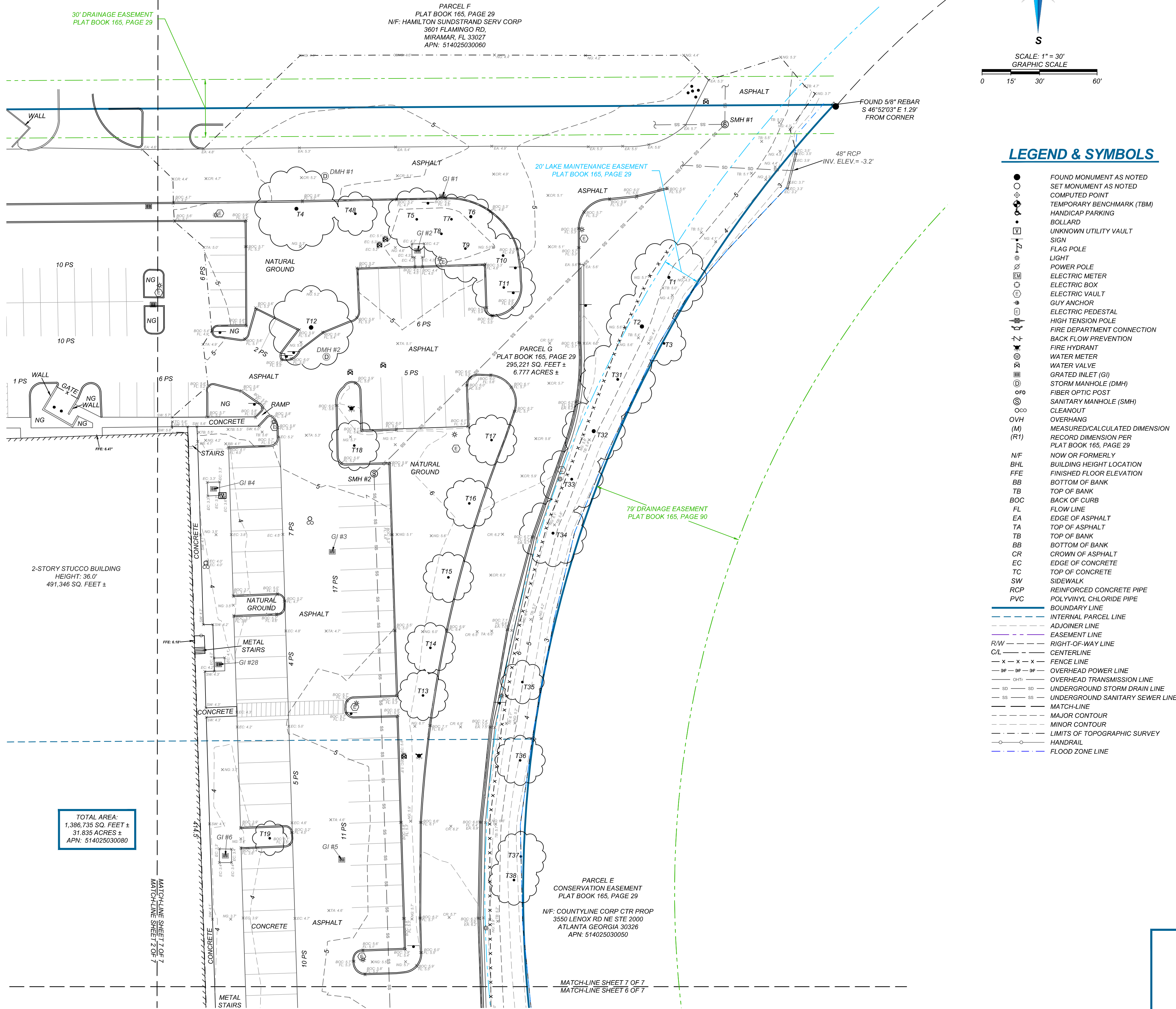
BOUNDARY SURVEY

LOCATED IN: SECTION 25, TOWNSHIP 51 SOUTH, RANGE 40 EAST

3701 FLAMINGO ROAD,
MIRAMAR, BROWARD COUNTY, FLORIDA 33025

INVERT INFORMATION

SMH #1 RIM ELEVATION: 5.42' INVERT 12" RCP (N): -5.6' INVERT 12" RCP (SW): -5.8' INVERT 12" RCP (SE): -5.7'	DMH #1 RIM ELEVATION: 5.32' BOTTOM: -4.0' FULL OF WATER	GI #1 RIM ELEVATION: 4.47' BOTTOM: -2.4' FULL OF WATER	GI #10 RIM ELEVATION: 4.17' BOTTOM: -8.5' FULL OF WATER	GI #19 RIM ELEVATION: 4.18' BOTTOM: -3.7' FULL OF WATER
SMH #2 RIM ELEVATION: 5.15' INVERT 12" RCP (NE): -4.4' INVERT 8" PVC (S): -4.5'	DMH #2 RIM ELEVATION: 5.39' BOTTOM: -6.0' FULL OF WATER	GI #2 RIM ELEVATION: 4.10' BOTTOM: -3.1' FULL OF WATER	GI #11 RIM ELEVATION: 2.14' BOTTOM: -1.0' FULL OF WATER	GI #20 RIM ELEVATION: 4.21' BOTTOM: -4.3' FULL OF WATER
SMH #3 RIM ELEVATION: 5.53' INVERT 8" PVC (N): -3.1' INVERT 8" PVC (S): -2.8'		GI #3 RIM ELEVATION: 4.05' BOTTOM: -5.8' FULL OF WATER	GI #12 RIM ELEVATION: 4.15' BOTTOM: -2.3' FULL OF WATER	GI #21 RIM ELEVATION: 2.93' BOTTOM: -2.9' FULL OF WATER
SMH #4 RIM ELEVATION: 5.20' INVERT 8" PVC (N): -1.5'		GI #4 RIM ELEVATION: 3.18' BOTTOM: -2.8' FULL OF WATER	GI #13 RIM ELEVATION: 2.16' BOTTOM: -2.4' FULL OF WATER	GI #22 RIM ELEVATION: 3.01' BOTTOM: -3.2' FULL OF WATER
		GI #5 RIM ELEVATION: 4.24' BOTTOM: -5.7' FULL OF WATER	GI #14 RIM ELEVATION: 2.18' BOTTOM: -2.6' FULL OF WATER	GI #23 RIM ELEVATION: 3.65' BOTTOM: -2.6' FULL OF WATER
		GI #6 RIM ELEVATION: 3.21' BOTTOM: -2.9' FULL OF WATER	GI #15 RIM ELEVATION: 3.41' BOTTOM: -2.8' FULL OF WATER	GI #24 RIM ELEVATION: 4.10' BOTTOM: -6.6' FULL OF WATER
		GI #7 RIM ELEVATION: 4.08' BOTTOM: -7.4' FULL OF WATER	GI #16 RIM ELEVATION: 4.21' BOTTOM: -3.9' FULL OF WATER	GI #25 RIM ELEVATION: 4.13' BOTTOM: -5.5' FULL OF WATER
		GI #8 RIM ELEVATION: 3.38' BOTTOM: -2.6' FULL OF WATER	GI #17 RIM ELEVATION: 3.30' BOTTOM: -3.7' FULL OF WATER	GI #26 RIM ELEVATION: 2.85' BOTTOM: -9.4' FULL OF WATER
		GI #9 RIM ELEVATION: 4.08' INVERT VERTICAL 8" PVC: 1.4'	GI #18 RIM ELEVATION: 3.23' BOTTOM: -3.6' FULL OF WATER	GI #27 RIM ELEVATION: 4.27' BOTTOM: -6.3' FULL OF WATER
			GI #18 RIM ELEVATION: 3.23' BOTTOM: -3.6' FULL OF WATER	GI #28 RIM ELEVATION: 4.05' BOTTOM: -2.6' FULL OF WATER



LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊕	COMPUTED POINT
⊙	TEMPORARY BENCHMARK (TBM)
⊙	HANDICAP PARKING
⊙	BOLLARD
⊙	UNKNOWN UTILITY VAULT
⊙	SIGN
⊙	FLAG POLE
⊙	LIGHT
⊙	POWER POLE
⊙	ELECTRIC METER
⊙	ELECTRIC BOX
⊙	ELECTRIC VAULT
⊙	GUY ANCHOR
⊙	ELECTRIC PEDESTAL
⊙	HIGH TENSION POLE
⊙	FIRE DEPARTMENT CONNECTION
⊙	BACK FLOW PREVENTION
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
⊙	GRATED INLET (GI)
⊙	STORM MANHOLE (DMH)
⊙	FIBER OPTIC POST
⊙	SANITARY MANHOLE (SMH)
⊙	CLEANOUT
⊙	OVERHANG
(M)	MEASURED/CALCULATED DIMENSION
(R1)	RECORD DIMENSION PER PLAT BOOK 165, PAGE 29
NF	NOW OR FORMERLY
BHL	BUILDING HEIGHT LOCATION
FFE	FINISHED FLOOR ELEVATION
BB	BOTTOM OF BANK
TB	TOP OF BANK
BOC	BACK OF CURB
FL	FLOW LINE
EA	EDGE OF ASPHALT
TA	TOP OF ASPHALT
TB	TOP OF BANK
BB	BOTTOM OF BANK
CR	CROWN OF ASPHALT
EC	EDGE OF CONCRETE
TC	TOP OF CONCRETE
SW	SIDEWALK
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
---	INTERNAL PARCEL LINE
---	ADJOINER LINE
---	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
CL	CENTERLINE
---	FENCE LINE
---	OVERHEAD POWER LINE
---	OVERHEAD TRANSMISSION LINE
---	UNDERGROUND STORM DRAIN LINE
---	UNDERGROUND SANITARY SEWER LINE
---	MATCH LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	LIMITS OF TOPOGRAPHIC SURVEY
---	HANDRAIL
---	FLOOD ZONE LINE

TREE TABLE

TAG	TRUNK	TREE TYPE
T1	17"	OAK
T2	24"	OAK
T3	8"	UNK
T4	22"	OAK
T5	11"	CREPE MYRTLE
T6	18"	PALMETTO
T7	8"	TAMARIND
T8	8"	CREPE MYRTLE
T9	10"	CREPE MYRTLE
T10	14"	PALMETTO
T11	10"	TAMARIND
T12	26"	OAK
T13	8"	TAMARIND
T14	8"	TAMARIND
T15	8"	TAMARIND
T16	8"	TAMARIND
T17	8"	TAMARIND
T18	9"	TAMARIND
T19	8"	OAK
T20	30"	TAMARIND
T21	15"	OAK
T22	9"	TAMARIND
T23	18"	OAK
T24	18"	OAK
T25	18"	OAK
T26	18"	OAK
T27	16"	OAK
T28	8"	TAMARIND
T29	18"	OAK
T30	8"	BIRCH
T31	15"	OAK
T32	23"	OAK
T33	15"	OAK
T34	16"	OAK
T35	8"	TAMARIND
T36	8"	TAMARIND
T37	10"	TAMARIND
T38	10"	TAMARIND
T39	14"	TAMARIND
T40	9"	OAK
T41	18"	OAK
T42	18"	OAK
T43	20"	ROTTEN UNK
T44	14"	BIRCH
T45	18"	OAK
T46	15"	OAK
T47	21"	OAK
T48	8"	TAMARIND

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:

25-1265

SURVEY REVIEWED BY:

JMC

SURVEY DRAWN BY:

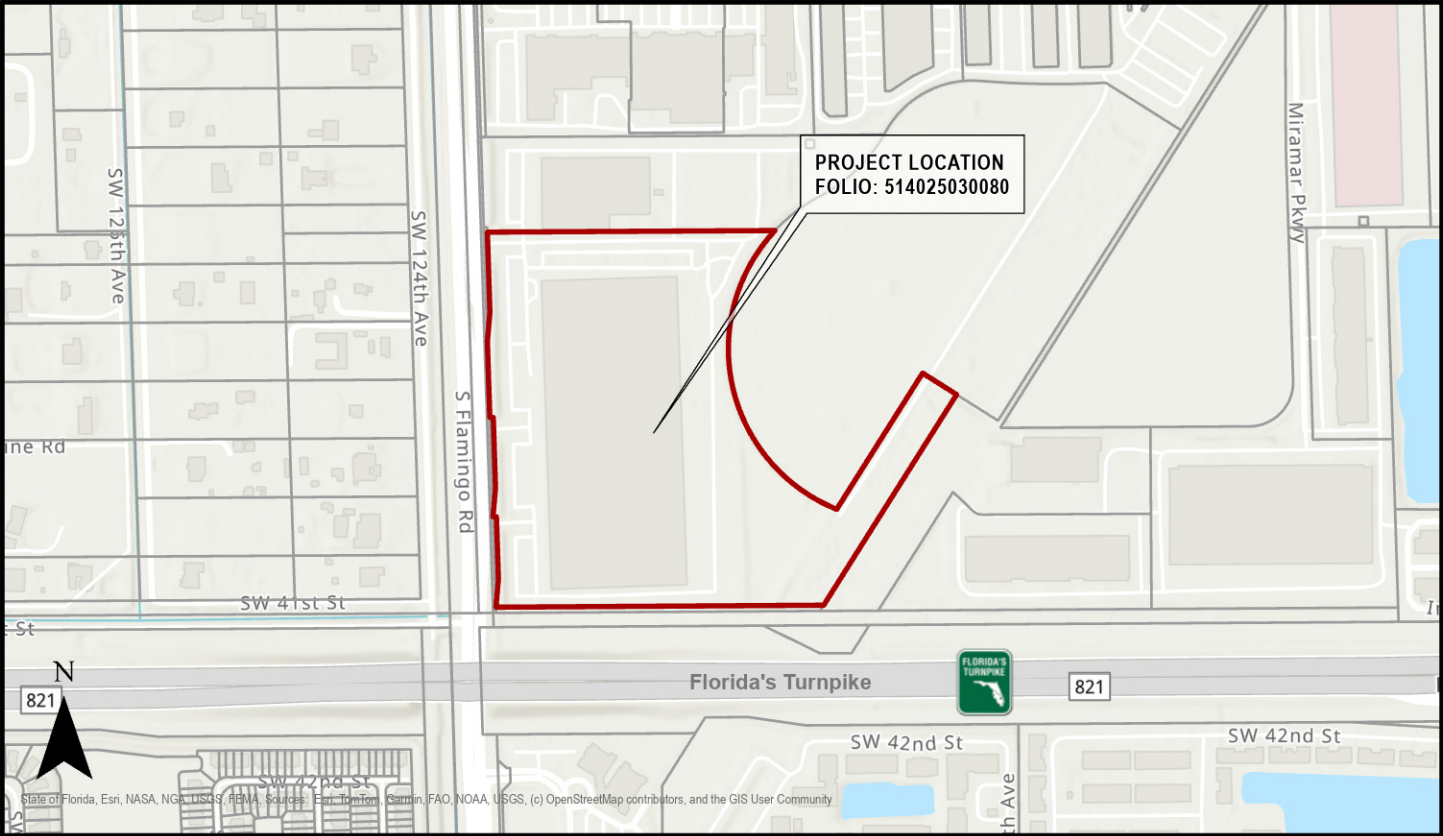
DMS - 03/17/2025

SHEET:

7 OF 7



3701 Flamingo Road, Miramar, FL 33025
Parcel ID: 514025030080
Application No. 2502234 - Amazon



Location Map



Aerial View



DISCLOSURE OF EX-PARTE COMMUNICATIONS

Commissioner Name: _____

Agenda Item # (Project): _____

Meeting Date: _____

Date of contact	Person/Party	Medium	Topic (Summary)