

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

**Meeting Date:** November 13, 2019

**Presenter's Name and Title:** Michael Alpert, Principal Planner on behalf of the Community Development Department and Salvador Zuniga, Assistant City Engineer, on behalf of the Engineering and Strategic Development Department

**Temp. Reso. Number:** 7057

**Item Description:** Temp. Reso. No. 7057, APPROVING APPLICATION NO. 1905331, FOR THE VACATION OF A TRAFFIC CONTROL DEVICE EASEMENT AND CERTAIN LANDSCAPE BUFFER EASEMENTS IN THE MIRAMAR CENTRAL PLAZA PLAT, AS RECORDED IN PLAT BOOK 182, PAGE 80, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED AT THE NORTHEAST CORNER OF MIRAMAR PARKWAY AND FLAMINGO ROAD. *(Principal Planner Michael Alpert and Assistant City Engineer Salvador Zuniga)*

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

**Instructions for the Office of the City Clerk:**

**Public Notice** – As Required by the Sec. N/A of the City Code and/or Sec. 166.041, Florida Statutes, public notice for this item was provided as follows: on October 28, 2019, in a legal ad in the Sun-Sentinel; by the posting the property on N/A and/or by sending mailed notice to property owners within 500 feet of the property on October 30, 2019. (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 of the City Commission.

**Fiscal Impact:** Yes ☐ No ☒

**REMARKS:**

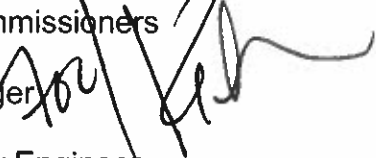
**Content:**

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR No. 7057**
  - **Exhibit A: Sketch and Legal Description of Traffic Control Device Easement to be vacated**
  - **Exhibit B: Sketch and Legal Description of Landscape Buffer Easements to be vacated**
- **Attachment(s)**
  - **Attachment 1: Location Map**
  - **Attachment 2: Email from Broward County stating “No Objection to Traffic Control Device Easement Vacation”**



**CITY OF MIRAMAR  
INTEROFFICE MEMORANDUM**

**TO:** Mayor, Vice Mayor, & City Commissioners

**FROM:** Vernon E. Hargray, City Manager 

**BY:** Salvador Zuniga, Assistant City Engineer

**DATE:** November 7, 2019

**RE:** Temp. Reso. No. 7057, approving Application No. 1905331, Vacation of Traffic Control Device Easement and certain Landscape Buffer Easements for the Miramar Central Plaza Plat, located at the northeast corner of Miramar Parkway and Flamingo Road

**RECOMMENDATION:** The City Manager recommends approval of Temp. Reso. No. 7057, with the following conditions:

1. All applicable state and federal permits shall be obtained before commencement of the Development subject to this approval; and
2. Prior to the issuance of a building permit, the applicant shall obtain Broward County approval of the vacation of easements.

**ISSUE:** Pursuant to Section 307 of the City's Land Development Code, City Commission approval is required for the vacation of easements.

**BACKGROUND:** FCI Residential Corporation is the Owner/Developer of a proposed mixed-use residential and commercial development known as Miramar Station (the "Project") on approximately 33.84 acres of land located at the northeast corner of the intersection of Miramar Parkway and Flamingo Road ("Property"). The Property was platted as the Miramar Central Plaza Plat recorded in Plat Book 182, Page 80 of Broward County Records on March 8, 2016.

In order to construct the proposed project, the Property's Owner/Developer needs to vacate a Traffic Control Device and certain Landscape Buffer Easements which conflict with the proposed site plan. The list of platted easements to be vacated are as follows:

- A portion measuring 100' x 62' of the 100' x 82' Traffic Control Device Easement along Flamingo Road

- 20' Landscape Buffer Easement along Flamingo Road
- 50' Landscape Buffer Easement along Miramar Parkway
- 20' Landscape Buffer Easement along East Property Line
- 10' Landscape Buffer Easement along East Property Line
- 25' Landscape Buffer Easement along East Property Line

The purpose of the traffic control device easement was to reserve an appropriate area for the installation of traffic control equipment in conjunction with a signalized intersection. In the past, Broward County required these easements for underground sensing equipment to identify when a vehicle approached the traffic signal. More recently, Broward County has moved away from this requirement considering advancements in traffic signalization technology which now uses traffic cameras to accomplish traffic control; thus not requiring such a big area anymore. Broward County Highway Construction and Engineering Division staff has provided email confirmation that they have no objection to the vacation of this easement as per Attachment 2.

The various landscape bufferyard easements are no longer needed, per se, as the approved site and landscape plans reflect the required perimeter landscape buffer yards. The original plat, previously approved for an entirely commercial development, considered a much larger 50' wide buffer along Miramar Parkway based on the previously proposed use of the property, which included a Wal-Mart neighborhood center along with another 140,000 square feet of commercial space. The final site plan that was approved by the City Commission on October 16, 2019, provides for adequate and sufficient buffers and planting material along all perimeters of the site which do not conflict with existing utility easements and other infrastructure.

The Development Review Committee recommended approval for the vacation of the subject Traffic Control Device Easement and Landscape Buffer Easements on September 11, 2019.

The Project Managers for this Project are Michael Alpert, Principal Planner from Community Development Department and Salvador Zuniga, Assistant City Engineer, Engineering and Strategic Development.

Temp. Reso. No. 7057

10/16/19

11/07/19

**CITY OF MIRAMAR  
MIRAMAR, FLORIDA**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING APPLICATION NO. 1905331, FOR THE VACATION OF A TRAFFIC CONTROL DEVICE EASEMENT AND CERTAIN LANDSCAPE BUFFER EASEMENTS IN THE MIRAMAR CENTRAL PLAZA PLAT, AS RECORDED IN PLAT BOOK 182, PAGE 80, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED AT THE NORTHEAST CORNER OF MIRAMAR PARKWAY AND FLAMINGO ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Sections 301 and 307.15 of the City's Land Development Code of Ordinances (the "LDC") provide for the vacation of easements and establishes requirements related thereto; and

**WHEREAS**, FCI Residential Corporation (the "Property Owner/Developer"), plans to construct a mixed-use residential and commercial development known as Miramar Station (the "Project"), located east of Flamingo Road and north of Miramar Parkway; and

**WHEREAS**, the "Property Owner/Developer" has requested that the City vacate a portion of a platted Traffic Control Device Easement along Flamingo Road and certain Landscape Buffer Easements ("the Platted Easements") as shown on the attached Exhibits A and B; and

**WHEREAS**, the Platted Easements are located on Miramar Central Plaza Plat, as recorded in Plat Book 182, Page 80, Public Records of Broward County, Florida; and

Reso. No. \_\_\_\_\_

Temp. Reso. No. 7057

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**WHEREAS**, the described Easements are no longer needed and conflict with the proposed Project; and

**WHEREAS**, Broward County Highway Construction and Engineering Division Staff have confirmed that they have no objection to the vacation of Traffic Control Device Easement; and

**WHEREAS**, the City has determined that the platted landscape easements are no longer needed as it relates to the approved Miramar Station site plan which incorporates the required landscape bufferyards that provide sufficient landscape material; and

**WHEREAS**, as required by LDC Section 307.15(d), the Development Review Committee has found that the vacation of the Platted Easements is consistent with the City's Comprehensive Plan, and are no longer needed; and

**WHEREAS**, the City Manager recommends approval of the vacation of the Platted Easements; and

**WHEREAS**, the City Commission deems it to be in the best interest of the citizens and residents of the City of Miramar to approve the vacation of the Platted Easements.

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

**Section 1:** That the foregoing "**WHEREAS**" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

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**Section 2:** That subject to the conditions of approval set forth in Section 3 of this Resolution, the City Commission hereby approves Application No. 1905331, for the vacation of the Platted Easements, as shown on Exhibits A and B.

**Section 3: Conditions of Approval.** That the following conditions shall apply to this approval:

1. All applicable state and federal permits shall be obtained before commencement of the Development subject to this approval; and
2. Prior to the issuance of a building permit, the applicant shall obtain Broward County approval of the vacation of easements.

**Section 4:** That the appropriate City officials shall do all things necessary and expedient to carry out the aims of this Resolution.

**Section 5: 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/Developer 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/Developer 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.

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**Section 6: 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/Developer 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 Applicant/Developer is in non-compliance with the City Code.

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**Section 7:** That this Resolution shall take effect immediately upon adoption

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, Wayne M. Messam

\_\_\_\_\_  
Vice Mayor, Alexandra Davis

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  
City Attorney

**Requested by Administration**

Commissioner Winston F. Barnes  
Commissioner Maxwell B. Chambers  
Commissioner Yvette Colbourne  
Vice Mayor Alexandra Davis  
Mayor Wayne M. Messam

**Voted**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**LEGAL DESCRIPTION - Traffic Control Device Partial Easement Vacation**

A portion of that certain 100 foot by 82 foot Traffic Control Device Easement lying over and across a portion of Lot 2, **MIRAMAR CENTRAL PLAZA**, according to the Plat thereof, as recorded in Plat Book 182, Page 80, of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCE** at the northwest corner of Lot 1 of said **MIRAMAR CENTRAL PLAZA**; thence along the West line of Lot 1 and along the West line of said Lot 2, South 1°49'55" East, 401.19 feet; thence North 88°10'05" East, 20.00 feet to the **POINT OF BEGINNING**; thence North 88°10'05" East, 62.00 feet; thence South 1°49'55" East, 100.00 feet; thence South 88°10'05" West, 62.00 feet to a point on the aforesaid West line of Lot 2; thence along said line, North 1°49'55" West, 100.00 feet to the Point of Beginning.

Said lands situate, lying, and being in the City of Miramar, Broward County, Florida and containing 6,200 square feet (0.1423 acres) more or less.

**SURVEYOR'S NOTES**

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the West line of the northwest 1/4 of Section 25-51-40, North 1°49'55" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 3 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
  - A. Record plat entitled MIRAMAR CENTRAL PLAZA, Plat Book 182, Page 80, Broward County Public Records.
  - B. Record plat entitled GROVE PLAT, Plat Book 183, Page 5, Broward County Public Records.
  - C. Record plat entitled MIRAMAR RESIDENTIAL PLAT, Plat Book 175, Page 84, Broward County Public Records.
  - D. Record plat entitled Treo, Plat Book 177, Page 136, Broward County Public Records.
  - E. Florida Department of Transportation R/W Map Section 86190-2521, Sheet 10 & 11 of 15, last revision date 11-29-00.

**SURVEYOR'S CERTIFICATION**

**I HEREBY CERTIFY** that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

**Sun-Tech Engineering, Inc.**

Date of Preparation: May 20, 2019.

*Donald L. Cooper*  
Donald L. Cooper, P.S.M.

11/06/2019

Date

Professional Surveyor and Mapper  
Florida Registration No. 6269

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JOB No.:

18-3902

DATE	REVISION	BY	CHK.
6/26/2019	REVISE	VV	DLC
7/25/2019	REVISE	VV	DLC



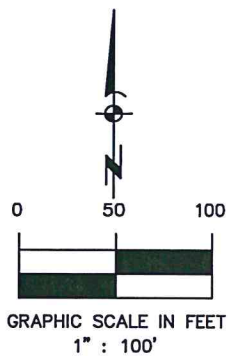
**Sun-Tech**  
**Engineering, Inc.**  
Engineers • Planners • Surveyors

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www.suntecheng.com

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Phone (954) 777-3123  
Fax (954) 777-3114

THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF  
SECTIONS 6,7,18,19,30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST  
AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST  
(P.B. 2, PG. 39 -D.C.R.)

PORTION OF TRACT 17



POINT OF  
COMMENCEMENT  
N.W. CORNER OF  
LOT 1, MIRAMAR  
CENTRAL PLAZA

WEST LINE OF LOT 1

FLAMINGO ROAD / STATE ROAD 823)  
260' R/W - (F.D.O.T. R/W MAP SECTION 86190-2521, SHEET 10 &  
11 OF 15, LAST REVISION 11-29-00)

WEST LINE OF LOT 2

30' PRIVATE DRAINAGE EASEMENT  
(O.R.B. 41339, PG. 994 -B.C.R.)

LOT 1  
MIRAMAR CENTRAL PLAZA  
(P.B. 182, PG. 80 -B.C.R.)

80' ACCESS OPENING  
RIGHT IN, RIGHT OUT  
(P.B. 182, PG. 80 -B.C.R.)

40' PUBLIC DRAINAGE EASEMENT  
(O.R.I. 113383705 -B.C.R.)

LOT 2  
MIRAMAR CENTRAL PLAZA  
(P.B. 182, PG. 80 -B.C.R.)

N88°10'05"E 20.00'  
POINT OF BEGINNING  
N88°10'05"E 62.00'

100'X82' TRAFFIC CONTROL  
DEVICE EASEMENT  
(P.B. 182, PG. 80 -B.C.R.)

100' FULL ACCESS OPENING  
(P.B. 182, PG. 80 -B.C.R.)

N01°49'55"W  
100.00'

S01°49'55"E  
100.00'

S88°10'05"W  
62.00'

SUBJECT PROPERTY  
100' X 62' TRAFFIC CONTROL DEVICE  
PARTIAL EASEMENT VACATION  
(6,200 SQUARE FEET, 0.1423 ACRES±)

## KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	MIAMI-DADE COUNTY RECORDS
CL	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PER RECORD PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL	NON-VEHICULAR ACCESS LINE
O.R.I.	OFFICIAL RECORDS INSTRUMENT
(S)	PER SKETCH

THIS DRAWING IS NOT VALID WITHOUT SHEET 1 OF 2

## **Exhibit B**

### **Proposed Easement Vacation Sketch & Legal Descriptions**



**SURVEYOR'S NOTES**

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
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3. The bearings shown hereon are based on the West line of the northwest 1/4 of Section 25-51-40, North 1°49'55" West.
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5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
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8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 5 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
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  - D. Record plat entitled Treo, Plat Book 177, Page 136, Broward County Public Records.
  - E. Florida Department of Transportation R/W Map Section 86190-2521, Sheet 10 & 11 of 15, last revision date 11-29-00.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: May 14, 2019

*Donald L. Cooper*  
 Donald L. Cooper, P.S.M.  
 Professional Surveyor and Mapper  
 Florida Registration No. 6259

Date

5.16.2019

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 Fax (954) 777-3114



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JOB No.:

18-3902

A portion of those certain Landscape Buffer Easements lying over and across Lot 1, **MIRAMAR CENTRAL PLAZA**, according to the Plat thereof, as recorded in Plat Book 182, Page 80, of the Public Records of Broward County, Florida and being more particularly described as follows:

**BEGIN** at the most westerly southwest corner of said Lot 1; thence along the West line of said Lot 1, North 1°49'55" West, 36.69 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 00°07'50" West); thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 6163.15 feet, a central angle of 3°38'50", an arc distance of 392.34 feet; thence South 3°42'37" West, 50.00 feet to a point hereinafter referred to as **REFERENCE POINT A**, said point being on the arc of a non-tangent curve with a radial line through said point bearing North 3°30'55" East; thence northwesterly along the arc of said curve being concave to the southwest, having a radius of 6113.15 feet, a central angle of 3°30'25", an arc distance of 374.17 feet to the most southerly southwest corner of said Lot 1; thence along the aforementioned West line of Lot 1, North 45°56'44" West, 19.14 feet to the Point of Beginning.

**TOGETHER WITH:**

**COMMENCE** at said **REFERENCE POINT A**, (said point being on the arc of a non-tangent curve with a radial line through said point bearing North 3°30'55" East); thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 6113.15 feet, a central angle of 00°22'30", an arc distance of 40.00 feet to the **POINT OF BEGINNING**; thence North 3°42'37" East, 50.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 3°53'20" East); thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 6163.15 feet, a central angle of 1°59'10", an arc distance of 213.65 feet to a point of reverse curvature; thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 5895.15 feet, a central angle of 00°04'04", an arc distance of 6.98 feet; thence South 5°19'43" West, 50.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 5°48'11" West); thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 5945.15, a central angle of 00°04'19", an arc distance of 7.46 feet to a point of reverse curvature; thence northwesterly along the arc of said curve, being concave to the southwest, having a radius of 6113.15, a central angle of 1°59'05", an arc distance of 211.76 feet to the Point of Beginning.

**TOGETHER WITH:**

**COMMENCE** at the southeast corner of said Lot 1; thence along the East line of said Lot 1, North 01°48'56" West, 10.01 feet to the **POINT OF BEGINNING**, said point being on the arc of a non-tangent curve with a radial line through said point bearing South 00°56'56" West); thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 5945.15 feet, a central angle of 3°53'25", an arc distance of 403.67 feet; thence North 5°19'43" East, 50.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 4°50'07" West); thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 5895.15 feet, a central angle of 3°40'05", an arc distance of 377.41 feet; thence North 1°48'56" West, 428.01 feet; thence South 89°42'10" West, 20.01 feet; thence North 1°48'56" West, 531.78 feet; thence South 88°11'04" West, 15.00 feet; thence North 1°48'56" West, 108.99 feet to a point on the North line of said Lot 1; thence along said line, North 89°44'56" East, 25.01 feet; thence South 1°48'56" East, 630.35 feet; thence North 89°42'10" East, 30.02 feet to the northwest corner of Parcel "A", **TREO**, according to the Plat thereof, as recorded in Plat Book 177, Page 136, of the Public Records of Broward County, Florida, said point being on the aforesaid East line of Lot 1; thence along said East line, South 1°48'56" East, 488.55 feet to the Point of Beginning.

Said lands situate, lying, and being in the City of Miramar, Broward County, Florida and containing 223,629 square feet (5.1338 Acres), in aggregate, more or less.



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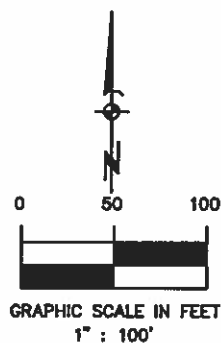
THIS DRAWING IS NOT VALID WITHOUT SHEETS 1 & 3-5

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JOB No.:

18-3902

LOT 2  
MIRAMAR CENTRAL PLAZA  
(P.B. 182, PG. 80 -B.C.R.)



LOT 1  
MIRAMAR CENTRAL PLAZA  
(P.B. 182, PG. 80 -B.C.R.)

**SUBJECT PROPERTY**

LANDSCAPE BUFFER EASEMENT VACATION  
(67,332 SQUARE FEET, 1.5457 ACRES±)

40' ACCESS OPENING RIGHT IN  
(P.B. 182, PG. 80 -B.C.R.)

S03°42'37"W  
50.00'

N03°53'20"E  
(RADIAL)

R=6163.15' L=213.65'  
Δ=1°59'10"

N03°42'37"E  
50.00'

R=6113.15' L=211.76'  
Δ=1°59'05"

POINT OF  
BEGINNING

MIRAMAR PARKWAY  
(VARIABLE WIDTH R/W)

N03°30'55"E  
(RADIAL)

R=6113.15'  
Δ=0°22'30"  
L=40.00'

50' LANDSCAPE BUFFER EASEMENT  
(P.B. 182, PG. 80 -B.C.R.)

15' UTILITY EASEMENT  
(P.B. 182, PG. 80 -B.C.R.)

R=6163.15' L=392.34'  
Δ=3°38'50"

R=6113.15' L=374.17'  
Δ=3°30'25"

20' LANDSCAPE BUFFER  
(P.B. 182, PG. 80 -B.C.R.)

15' UTILITY EASEMENT  
(P.B. 182, PG. 80 -B.C.R.)

N00°07'50"W  
(RADIAL)

MOST SOUTHERLY  
S.W. CORNER LOT 1  
N45°56'17"W-(P)  
N45°56'44"W-(S)  
19.14'

FLAMINGO ROAD / STATE ROAD 823)  
260' R/W - (F.D.O.T. R/W MAP SECTION 86190-2521,  
SHEET 10 & 11 OF 15, LAST REVISION 11-29-00)

N01°49'30"W-(P)  
N01°49'55"W-(S)  
36.69'

POINT OF  
BEGINNING  
MOST WESTERLY S.W.  
CORNER OF LOT 1

**KEY TO ABBREVIATIONS LEGEND**

B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	MIAMI-DADE COUNTY RECORDS
C	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL	NON-VEHICULAR ACCESS LINE
O.R.I.	OFFICIAL RECORDS INSTRUMENT
(S)	PER SKETCH

THIS DRAWING IS NOT VALID WITHOUT SHEETS 1-2 & 4-5



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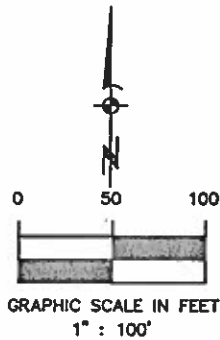
4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com

Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

3902Sk3-LBEvac.dwg

JOB No.:

18-3902



LOT 1  
MIRAMAR CENTRAL PLAZA  
(P.B. 182, PG. 80 -B.C.R.)

MATCH LINE

100' FULL ACCESS OPENING  
(P.B. 182, PG. 80 -B.C.R.)  
100'X82' TRAFFIC CONTROL  
DEVICE EASEMENT  
(P.B. 182, PG. 80 -B.C.R.)

$R=5895.15'$   $L=6.98'$   
 $\Delta=0^{\circ}04'04''$

$S05^{\circ}19'43''W$   
50.00'

$R=5945.15'$   $L=7.46'$   
 $\Delta=0^{\circ}04'19''$

$S05^{\circ}48'11''W$   
(RADIAL)

$R=5945.15'$   $L=403.67'$   
 $\Delta=3^{\circ}53'25''$

$R=5895.15'$   $L=377.41'$   
 $\Delta=3^{\circ}40'05''$

$S04^{\circ}50'07''W$   
(RADIAL)

$N05^{\circ}19'43''E$   
50.00'

SUBJECT PROPERTY  
LANDSCAPE BUFFER EASEMENT VACATION  
(87,332 SQUARE FEET, 1.5457 ACRES±)

50' LANDSCAPE BUFFER EASEMENT  
(P.B. 182, PG. 80 -B.C.R.)

MIRAMAR PARKWAY  
(VARIABLE WIDTH R/W)

MIRAMAR PARKWAY  
(VARIABLE WIDTH R/W)

MATCH LINE

$S89^{\circ}42'10''W$   
20.01'

20' LANDSCAPE BUFFER EASEMENT  
(P.B. 182, PG. 80 -B.C.R.)

15' ACCESS EASEMENT  
(O.R.B. 41339, PG. 976 -B.C.R.)

$N01^{\circ}48'56''W$  428.01'

$N89^{\circ}42'10''E$   
30.02'

N.W. CORNER OF  
PARCEL "A" TREO  
(P.B. 177, PG. 136 -B.C.R.)  
10' LANDSCAPE BUFFER  
(P.B. 177, PG. 136 -B.C.R.)  
20' LANDSCAPE BUFFER  
(P.B. 177, PG. 136 -B.C.R.)

PARCEL "A" TREO  
(P.B. 177, PG. 136 -B.C.R.)  
15' UTILITY EASEMENT  
(P.B. 177, PG. 136 -B.C.R.)

$S00^{\circ}56'56''W$   
(RADIAL)

POINT OF  
BEGINNING

POINT OF  
COMMENCEMENT  
S.E. CORNER OF LOT 1

## KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	MIAMI-DADE COUNTY RECORDS
C	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
$\Delta$	CENTRAL ANGLE
L	ARC LENGTH
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL	NON-VEHICULAR ACCESS LINE
O.R.I.	OFFICIAL RECORDS INSTRUMENT
(S)	PER SKETCH

THIS DRAWING IS NOT VALID WITHOUT SHEETS 1-3 &amp; 5



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JOB No.:

18-3902

RETENTION LAKE & FLOWAGE EASEMENT  
(O.R.B. 41339, PG. 692 & O.R.B. 41339, PG. 703 -B.C.R.)

THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF  
SECTIONS 6,7,18,19,30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST  
AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST  
(P.B. 2, PG. 39 -D.C.R.)

DRAINAGE, FLOWAGE & STORAGE EASEMENT  
(O.R.I. 112894313 -B.C.R.)  
PORTION OF TRACT 17

DRAINAGE, FLOWAGE &  
STORAGE EASEMENT  
(O.R.I. 113383704 -B.C.R.)

LAKE MAINTENANCE EASEMENT  
(O.R.B. 41339, PG. 962 -B.C.R.)

LAKE MAINTENANCE EASEMENT  
(O.R.I. 113383703 -B.C.R.)

N01°48'56"W  
108.99'

N89°44'56"E  
25.01'

NORTH LINE OF LOT 1

PARCEL "A"  
MIRAMAR RESIDENTIAL PLAT  
(P.B. 175, PG. 84 -B.C.R.)

S88°11'04"W  
15.00'

SUBJECT PROPERTY  
LANDSCAPE BUFFER EASEMENT VACATION  
(67,332 SQUARE FEET, 1.5457 ACRES±)

LOT 1  
MIRAMAR CENTRAL PLAZA  
(P.B. 182, PG. 80 -B.C.R.)

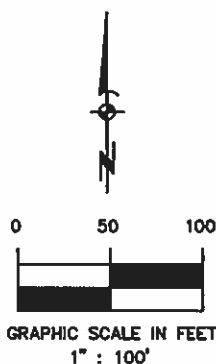
30' ACCESS EASEMENT  
(O.R.B. 41339, PG. 976 -B.C.R.)

10' LANDSCAPE BUFFER EASEMENT  
(P.B. 182, PG. 80 -B.C.R.)

S01°48'56"E 630.35'  
N01°48'56"W 531.76'

CONSERVATION EASEMENT "A"  
(O.R.B. 41339, PG. 976 -B.C.R.)

PORTION OF TRACT 21  
THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF  
SECTIONS 6,7,18,19,30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST  
AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST  
(P.B. 2, PG. 39 -D.C.R.)



LOT 1  
MIRAMAR CENTRAL PLAZA  
(P.B. 182, PG. 80 -B.C.R.)

#### KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	MIAMI-DADE COUNTY RECORDS
CL	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
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NVAL	NON-VEHICULAR ACCESS LINE
O.R.I.	OFFICIAL RECORDS INSTRUMENT
(S)	PER SKETCH

MATCH LINE

N89°42'10"E  
30.02'

S89°42'10"W  
20.01'

N.W. CORNER OF  
PARCEL "A" TREC

THIS DRAWING IS NOT VALID WITHOUT SHEETS 1-4



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JOB No.:

18-3902



## LOCATION MAP



# ATTACHMENT 2

**Tyler Woolsey**

---

**From:** Mike Gai <mgai@suntecheng.com>  
**Sent:** Thursday, April 18, 2019 2:20 PM  
**To:** Dennis Mele; Alejandro.Arellano@fciresidential.com; Tyler Woolsey  
**Subject:** FW: Miramar Central Plaza Plat PB 182/80 002-MP-14

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

DG has no issues with the vacation of the traffic control easement see below

Regards,



**Mike Gai**  
Principal  
(954)777-3123 Ext. 310 Office  
(954)777-3114 Fax  
4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
[mgai@suntecheng.com](mailto:mgai@suntecheng.com)  
[www.suntecheng.com](http://www.suntecheng.com)

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**From:** McGuire, David <DMCGUIRE@broward.org>  
**Sent:** Thursday, April 18, 2019 2:16 PM  
**To:** Mike Gai <mgai@suntecheng.com>  
**Subject:** RE: Miramar Central Plaza Plat PB 182/80 002-MP-14

Mike,

No issue.



David (D.G.) McGuire, RLA  
**Plat Section**  
Highway Construction and Engineering Division  
1 N University Dr, Box B300,  
Plantation, FL 3332

Phone: 954-577-4602  
[dmcguire@broward.org](mailto:dmcguire@broward.org)

**From:** Mike Gai <[mgai@suntecheng.com](mailto:mgai@suntecheng.com)>  
**Sent:** Thursday, April 18, 2019 7:48 AM  
**To:** McGuire, David <[DMCGUIRE@broward.org](mailto:DMCGUIRE@broward.org)>  
**Subject:** Miramar Central Plaza Plat PB 182/80 002-MP-14

**External Email:** Do not reply, click links, or open attachments unless you recognize the sender's email address as legitimate and know the content is safe.

DG just would like to confirm that you have no objection to the vacation of the 110' x 82' Traffic Control Easement on Flamingo Road at the 100' full access opening.

Regards,



**Mike Gai**  
Principal  
(954)777-3123 Ext. 310 Office  
(954)777-3114 Fax  
4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
[mgai@suntecheng.com](mailto:mgai@suntecheng.com)  
[www.suntecheng.com](http://www.suntecheng.com)

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