



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/10/2022

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only completed the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

<div><input type="checkbox"/></div> <div>LEVEL I</div> <div>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</div> <div><div>- New nonresidential less than 5000 square feet</div><div>- Change of use (same impact or less than existing use)</div><div>- Plat note/Nonvehicular access line amendment</div><div>- Administrative site plan</div><div>- Amendment to site plan*</div><div>- Property and right-of-way applications (MOTs, construction staging)</div><div>- Parking Agreements (separate from site plans)</div></div> <div>COMPLETE SECTIONS B, C, D, G</div>	<div><input type="checkbox"/></div> <div>LEVEL II</div> <div>DEVELOPMENT REVIEW COMMITTEE (DRC)</div> <div><div>- New Nonresidential 5,000 square feet or greater</div><div>- Residential 5 units or more</div><div>- Nonresidential use within 100 feet of residential property</div><div>- Redevelopment proposals</div><div>- Change in use (if great impact than existing use)</div><div>- Development in Regional Activity Centers (RAC)*</div><div>- Development in Uptown Project Area*</div><div>- RAC signage</div></div> <div>COMPLETE SECTIONS B, C, D, E, F</div>	<div><input type="checkbox"/></div> <div>LEVEL III</div> <div>PLANNING AND ZONING BOARD (PZB)</div> <div><div>- Conditional Use</div><div>- Parking Reduction</div><div>- Flex Allocation</div><div>- Cluster / Zero Lot Line</div><div>- Modification of Yards*</div><div>- Waterway Use</div><div>- Mixed Use Development</div><div>- Community Residences*</div><div>- Social Service Residential Facility (SSRF)</div><div>- Medical Cannabis Dispensing Facility*</div><div>- Community Business District for uses greater than 10,000 square feet</div></div> <div>COMPLETE SECTIONS B, C, D, E, F</div>	<div><input checked="" type="checkbox"/></div> <div>LEVEL IV</div> <div>CITY COMMISSION (CC)</div> <div><div>- Land Use Amendment</div><div>- Rezoning</div><div>- Plat Approval</div><div>- Public Purpose Use</div><div>- Central Beach Development of Significant Impact*</div><div>- Vacation of Right-of-Way</div><div><div>City Commission Review Only (review not required by PZB)</div></div><div>- Vacation of Easement*</div></div> <div>COMPLETE SECTIONS B, C, D, E, F</div>
<div><input type="checkbox"/></div> <div>EXTENSION</div> <div><div>- Request to extend approval date for a previously approved application</div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><input type="checkbox"/></div> <div>DEFERRAL</div> <div><div>- Request to defer after an application is scheduled for public hearing</div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><input type="checkbox"/></div> <div>APPEAL/DE NOVO</div> <div><div>- Appeal decision by approving body</div><div>- De Novo hearing items</div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><input type="checkbox"/></div> <div>PROPERTY AND ROW ITEM</div> <div><div>- Road closures</div><div>- Construction staging plan</div><div>- Revocable licenses</div></div> <div>COMPLETE SECTIONS B, C, E</div>

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B

APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

<div>Applicant/Property Owner</div> <div>Address</div> <div>City, State, Zip</div> <div>Phone</div> <div>Email</div> <div>Proof of Ownership</div>	<div>Florida Dept of Transportation</div> <div>3400 W Commercial Blvd</div> <div>Fort Lauderdale, FL 33309</div> <div>Contact Agent</div> <div>Contact Agent</div> <div>Tax Record</div>	<div>Authorized Agent</div> <div>Address</div> <div>City, State, Zip</div> <div>Phone</div> <div>Email</div> <div>Authorization Letter</div>	<div>Cypress Creek Leaseholder, LLC</div> <div>440 PGA Boulevard, Suite 200</div> <div>Palm Beach Gardens, FL 33410</div> <div>954-572-1777</div> <div>elizabeth@pulicelandsurveyors.cc</div> <div>Letter Attached</div>
<div>Applicant Signature:</div>		<div>Agent Signature:</div>	

6000, 6050, 6100, 6150 N Andrews Ave

C

PARCEL INFORMATION

Address/General Location	6000-6150 N Andrews Ave.
Folio Number(s)	4942-10-46-0010
Legal Description (Brief)	See survey
City Commission District	1
Civic Association	N/A

D

LAND USE INFORMATION

Existing Use	Park and Ride lot
Land Use	Commercial
Zoning	Business - 2 (B-2)
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	Commercial
Proposed Zoning	UUV-SE

E

PROJECT INFORMATION

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name	WP Aspire Cypress Creek		
Project Description (Describe in detail)	A mixed-use development (345 units and 4,519 SF) with public transportation access on-site.		
Estimated Project Cost	\$	(Estimated total project cost including land costs for all new development applications only)	
Waterway Use	No	Traffic Study Required	Yes
Flex Units Request	Yes	Parking Reduction	No
Commercial Flex Acreage	No	Public Participation	No
Residential Uses		Non-Residential Uses	
Single Family		Commercial	4519 SF
Townhouses		Restaurant	
Multifamily	345 Units	Office	
Cluster/Zero Lot Line		Industrial	
Other		Other	
Total (dwelling units)	345 Units	Total (square feet)	4519 SF



F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed
Lot Size (Square feet/acres)	N/A	311,310 SF / 7.147 gross acres
Lot Density (Units/acres)	50 du/acre	50 du/gross acre
Lot Width	None	370'
Building Height (Feet)	75'	52'-6"
Structure Length	N/A	300' (Maximum)
Floor Area Ratio (F.A.R)	3.0	2.83 (including a parking area), 1.7(not including a parking area)
Lot Coverage	N/A	61.50%
Open Space	10,853 SF	22,553 SF see Table 3 on SP-1 and Sheet A-0.3
Landscape Area	N/A	37,009 SF
Parking Spaces	666	706
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front [N]	10'	10'
Side [W]	10'	18'-3"
Corner / Side [E]	0'	7'-5"
Rear [S]	0'	12'-2"

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Proposed Deviation
Tower Stepback			
Front / Primary Street []	N/A	N/A	No
Sides / Secondary Street []	N/A	N/A	No
Building Height	75'	52'-6"	No
Streetwall Length	300'	300'	No
Podium Height	N/A	N/A	No
Tower Separation	N/A	N/A	No
Tower Floorplate (square feet)	N/A	N/A	No
Residential Unit Size (minimum)	400 SF	480 SF	—

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended Item
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name			
Request Description			
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING	
Approving Body	Approving Body	Approving Body	
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting (Provide Date)	
Expiration Date (Permit Submittal Deadline)	Requested Deferral Date	60 Days from Meeting (Provide Date)	
Expiration Date (Permit Issuance Deadline)	Previous Deferrals Granted	Appeal Request	
Requested Extension (No more than 24 months)	Justification Letter Provided	Indicate Approving Body Appealing	
Code Enforcement (Applicant Obtain by Code Compliance Division)		De Novo Hearing Due to City Commission Call-Up	



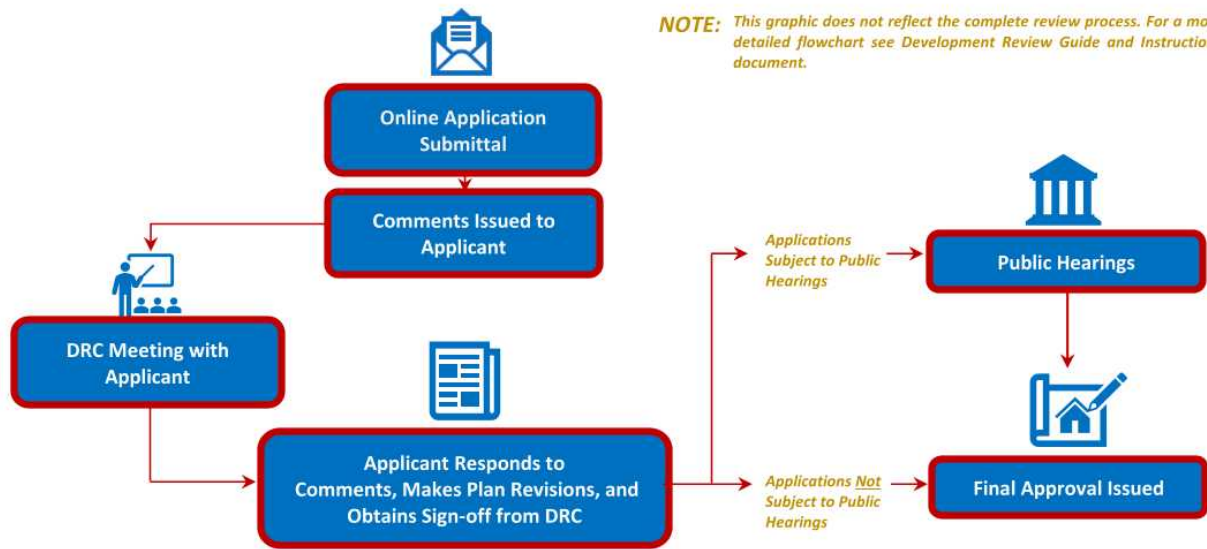
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ **Preliminary Development Meeting** completed on the following date: July 14th, 2022 **PROVIDE DATE**
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or Danderson@fortlauderdale.gov
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☒ **Traffic Methodology, Study or Statement** submittal of a traffic study or traffic statement.
- ☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☒ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter 954-828-6520, Option 4 planning@fortlauderdale.gov	DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

December 8, 2022

Cypress Creek Leaseholder, LLC
4440 PGA Boulevard, Suite 200
Palm Beach Gardens, FL 33410

SUBJECT: FDOT Approval for Site Development

Dear Mr. LaPointe:

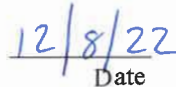
Per your request, the Florida Department of Transportation (FDOT) confirms that Cypress Creek Leaseholder, LLC, (CCL) may seek approvals from any required governing agencies in relation to the proposed development of the Cypress Creek Park and Ride Lot, located at the southeast corner of the intersection of Cypress Creek Road and Andrews Avenue, within both the City of Fort Lauderdale and City of Oakland Park.

The site shall be developed in accordance with the attached conceptual site plan and conform with appropriate design criteria and the terms of the lease between FDOT and CCL. There will be continued coordination with the Department as the plan is developed and any revisions to the site plan shall require final approval of the FDOT.

Acceptance of the above is indicated by your signature below. If you or a governing agency has any questions, please contact the undersigned at (954) 777-4297.

Florida Department of Transportation


Signature


Date

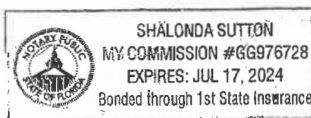
Colleen Jean-Charles, Deputy Right of Way Manager - Operations

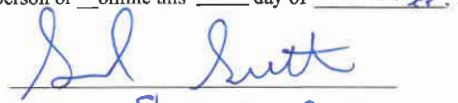
STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged by me ☒ in person or ☐ online this 8th day of December, 2022
by Shalonda Sutton, who is personally known by me.

(NOTARIAL SEAL)



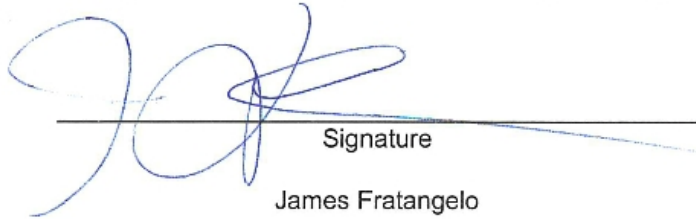

Print Name: Shalonda Sutton
Notary Public in and for
the County and State last Aforesaid
My Commission Expires: July 17, 2024

www.fdot.gov

LETTER OF AUTHORIZATION

THIS IS TO CERTIFY that I represent Cypress Creek Leaseholder, LLC owner (lessee) of the lands described in the attached petition for approval of a Plat named "**CYPRESS CREEK WEST**", located at Cypress Creek Rd and Andrews Ave. This property is identified with Parcel ID number 494210460010.

As such, I have authorized the firm of **Pulice Land Surveyors, Inc.** to act as the Agent in all matters concerning said application process involving the subject property.



Signature
James Fratangelo

PRINT NAME
2100 Ponce de Leon Blvd, Ste 720, Coral Gables, FL 33134

Mailing Address, City, State, Zip

(305) 467-9429


Telephone

State of: Florida

County of: Miami-Dade

Sworn to and subscribed before me ~~Shanna~~ James Fratangelo,
this 24th day of April, 20 23, who is personally known to me [✓]

OR produced identification []: _____



Notary Public

Shanna Alvarez

Print name

My Commission expires: 11/16/2026

SEAL:



CYPRESS CREEK WEST

A REPLAT OF PARCEL "A", "LIGHTSPEED BROWARD CENTER PLAT" (P.B. 177, PG. 32)
IN SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

APRIL 2024

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

PARCEL "A", "LIGHTSPEED BROWARD CENTER PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 225,764 SQUARE FEET (5.183 ACRES), MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FLORIDA DEPARTMENT OF TRANSPORTATION, OWNERS OF THE LANDS DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "CYPRESS CREEK WEST", A REPLAT.

- PARCEL RW1 AND RW2 AS SHOWN HEREON ARE HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES

IN WITNESS WHEREOF: SAID FLORIDA DEPARTMENT OF TRANSPORTATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS DISTRICT SECRETARY, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____
PRINT NAME: _____ FLORIDA DEPARTMENT OF TRANSPORTATION,

WITNESS: _____
PRINT NAME: _____ BY: _____
NAME: _____
DISTRICT SECRETARY

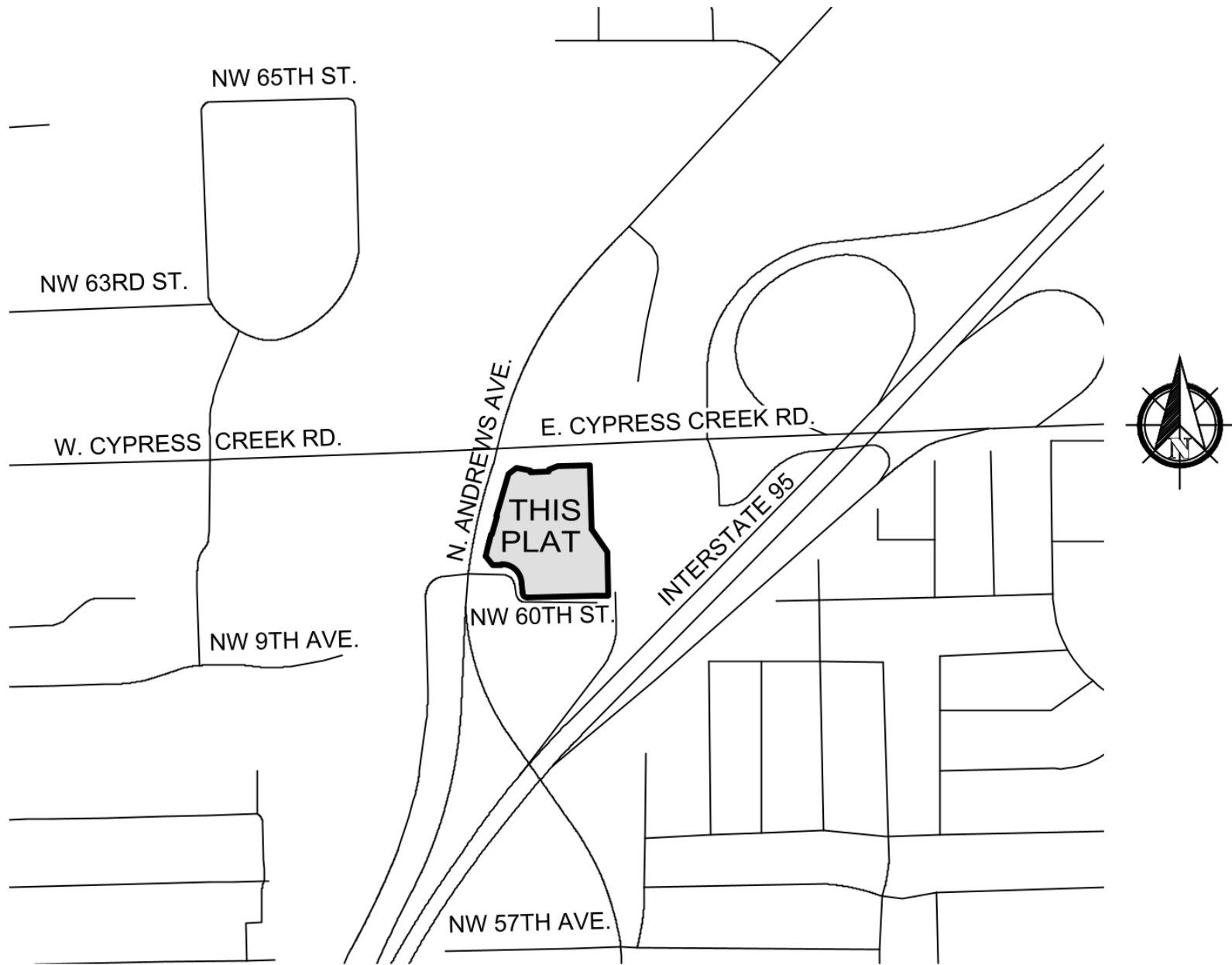
ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__ BY _____ AS DISTRICT SECRETARY OF FLORIDA DEPARTMENT OF TRANSPORTATION, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF _____
COMMISSION NUMBER: _____ PRINT NAME: _____



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: _____ DATE _____
JOHN F. PULICE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

FORT LAUDERDALE CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF OF THE CITY OF FORT LAUDERDALE, FLORIDA, BY RESOLUTION NO. _____ ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____, 202__.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, 202__.

BY: _____ DATE _____
DAVID R. SOLOMAN
CITY CLERK

FORT LAUDERDALE PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF THE CITY OF FORT LAUDERDALE, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____ DATE _____
CHAIR

FORT LAUDERDALE CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____
DANIEL A. REY, P.E.
CITY ENGINEER
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 81248

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202__.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7280

BY: _____ DATE _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

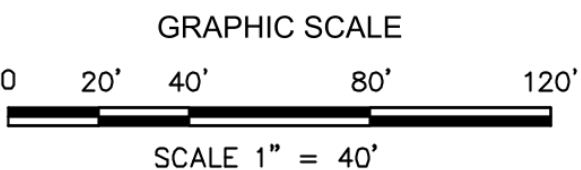
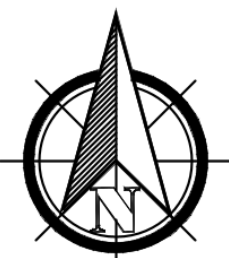
PLAT NO.: 013-MP-24

CYPRESS CREEK WEST

A REPLAT OF PARCEL "A", "LIGHTSPEED BROWARD CENTER PLAT" (P.B. 177, PG. 32)
IN SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

APRIL 2024



SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 345 MID RISE RESIDENTIAL UNITS AND 6,000 SQUARE FEET OF COMMERCIAL USE.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH A LINE BETWEEN THE NW CORNER AND THE SW CORNER OF SECTION 10-49-42 BEING N02°07'12"W.
- ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND AND ABBREVIATIONS:

- = PERMANENT REFERENCE MONUMENT, PRM, (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB3870" UNLESS OTHERWISE NOTED)
- = CENTERLINE
- - - - - = NON-VEHICULAR ACCESS LINE
- / - / - = LIMITED ACCESS LINE
- | - | - = CITY LIMITS
- A = ARC LENGTH
- CA = CENTRAL ANGLE
- D.B. = DEED BOOK
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT COMPANY
- I.D. = IDENTIFICATION
- L.A.L. = LIMITED ACCESS R/W LINE
- LB = LICENSED BUSINESS
- NVAL = NON-VEHICULAR ACCESS LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S.F. = SQUARE FEET

PLAT NO.: 013-MP-24

