



May 1, 2019

Michael A. Caputo  
Division Land Acquisitions Manager  
D R Horton  
6123 Lyons Road, Suite 100  
Coconut Creek, FL 33073

**Re: Merrick Square – LUPA Traffic  
Property ID 5140 17 02 0050**

Dear Michael,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the Transportation Element of the City of Pembroke Pines Comprehensive Plan. This traffic statement is associated with the Future Land Use Amendment application for 18.22 acres of the Merrick Square Property. The project is located on the southeast corner of Pines Boulevard and SW 172<sup>nd</sup> Avenue, in the City of Pembroke Pines, Florida. Currently, the site has a future land use designation of Commercial (C) for 18.22 acres and Irregular for 6.25 acres. In addition, the 18.22-acre portion of the site retains a Planned Development Unit (PUD) zoning district and the remaining 6.25 acres a Limited Agricultural (A-1) zoning district. The Land Use Plan Amendment (LUPA) application is to modify the existing 18.22 acres of Commercial FLU designation to IRR FLU designation.



**Figure 1: Project Location**

Figure 1 shows an aerial view of the project location in relation to the transportation network. Property ID associated with this project is 5140 17 02 0050. A copy of the property appraiser information for the site is included as Exhibit 1 while Exhibit 2 includes a copy of the approved plat.

Pursuant to the Future Land Use Element of the Comprehensive Plan, the maximum Floor Area Ratio for lands having an existing Future Land Use designation of commercial is 0.5 if the height of the building is two (2) stories or greater. Because this portion of the property is zoned PUD, and as per the Pembroke Shores PUD, the minimum height of the buildings in all the different neighborhood communities is 35 feet. Therefore, the most intense use or the maximum allowed commercial development under the existing future land use designation would be 396,832<sup>1</sup> SF. For the proposed Future Land Use designation, the maximum density would be 11.58 units/acre (211 units/18.22 acres). Exhibit 3 includes a copy of the proposed site plan.

Project trip generation rates used for this analysis were based on the 10<sup>th</sup> Edition of the Institute of Transportation Engineers Trip Generation Manual. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

<sup>1</sup> 0.5 \* 18.22 ac = 9.11 \* 43,560 SF = 396,831.6 SF  
2019-05-01\_Merrick Square LUPA Traffic\_1003.07

**Table 1: Trip Generation Rates**

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shopping Center	820	37.75	62%	38%	0.94	48%	52%	3.81
Multifamily Housing (Low-Rise)	220	7.32	23%	77%	0.46	63%	37%	0.56

**Table 2: Trip Generation**

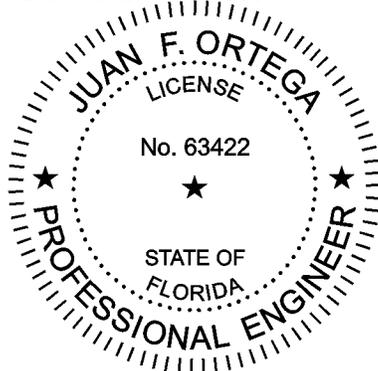
Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>Existing FLUA</b>								
Shopping Center	396,832 SF	14,980	231	142	373	726	786	1,512
Pass-By	34%	5,093	79	48	127	247	267	514
<b>Net Existing FLUA Traffic</b>		<b>9,887</b>	<b>152</b>	<b>94</b>	<b>246</b>	<b>479</b>	<b>519</b>	<b>998</b>
<b>Existing FLUA</b>								
Multifamily Housing	211 DUs	1,545	22	75	97	74	44	118
<b>Net Proposed FLUA Traffic</b>		<b>1,545</b>	<b>22</b>	<b>75</b>	<b>97</b>	<b>74</b>	<b>44</b>	<b>118</b>
<b>Net Traffic</b>		<b>(8,342)</b>	<b>(130)</b>	<b>(19)</b>	<b>(149)</b>	<b>(405)</b>	<b>(475)</b>	<b>(880)</b>

Table 2 summarizes Daily, AM and PM peak trip generation potential under the Current Future Land Use designations. The net Daily, AM and PM trips potentially generated due to the Current Future Land Use designations are 9,887, 246, and 998 trips respectively while the Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity are 1,545, 97 and 118 trips respectively. As can be seen in Table 2, Daily and Peak-Hour traffic generated by the Maximum Intensity under the proposed FLU is less than the traffic generated by the current FLU.

The proposed changes to the Merrick Square Property have been evaluated following the Transportation Element of the City of Pembroke Pines Comprehensive Plan. This analysis shows the proposed Future Land Use Amendment will be in compliance with the Transportation Element of the City of Pembroke Pines Comprehensive Plan.

Sincerely,

**JFO GROUP INC**



- Enclosures:
- Exhibit 1: Property Appraiser
  - Exhibit 2: Approved Plat
  - Exhibit 3: Proposed Site Plan



<b>Site Address</b>	<b>201 SW 172 AVENUE, PEMBROKE PINES FL 33027</b>	<b>ID #</b>	5140 17 02 0050
<b>Property Owner</b>	SCHOOL BOARD OF BROWARD COUNTY ATTN:FACILITY MANAGEMENT	<b>Millage</b>	2613
<b>Mailing Address</b>	600 SE 3 AVE FORT LAUDERDALE FL 33301-3125	<b>Use</b>	83
<b>Abbr Legal Description</b>	PEMBROKE SHORES 157-22 B PARCEL D TOGETHER WITH POR PAR A-1,DESC AS BEG NW COR PAR A-1,E 11.30,S 839.58,W 11.30,N 839.58 TO POB & TRACT A2 OF PEMBROKE SHORES PARCEL 2 & 10 159-31 B & E1/2 OF TRACT 45 OF 17-51-40 OF FLA FRUIT LANDS CO SUB NO 1 OF 2-17D,LESS POR SAID PAR D DESC AS BEG AT SW COR PAR D,N 40.01,W 12,N 138.14,E 643.91,S 177.85,W 631.89 TO POB AKA:GLADES MIDDLE SCHOOL ANNEX		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$5,863,810	\$3,228,020	\$9,091,830	\$9,091,830	
2018	\$5,863,810	\$3,228,020	\$9,091,830	\$9,091,830	
2017	\$5,863,810	\$3,228,020	\$9,091,830	\$9,091,830	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$9,091,830	\$9,091,830	\$9,091,830	\$9,091,830
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$9,091,830	\$9,091,830	\$9,091,830	\$9,091,830
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 05</b>	\$9,091,830	\$9,091,830	\$9,091,830	\$9,091,830
<b>Taxable</b>	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/15/1995	SWD	\$1,529,600	23273 / 867	\$5.50	1,066,147	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>						9745
<b>Eff./Act. Year Built: 1999/1998</b>						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			BE					
X			BE					
100731			24.48					

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# "PEMBROKE SHORES"

A RESUBDIVISION OF PORTIONS OF SECTIONS 17 AND 21, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (2-17 DADE) AND A PORTION OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "CHAMBERS LAND COMPANY SUBDIVISION 1" (SECTION 16) AND A PORTION OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 40 EAST IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

THIS PLAT HAS BEEN AMENDED  
SEL O.R. BOOK 24947 PG 849

THIS PLAT HAS BEEN AMENDED  
SEL O.R. BOOK 23777 PG 459

THIS PLAT HAS BEEN AMENDED  
SEL O.R. BOOK 24240 PG 769

THIS PLAT HAS BEEN AMENDED  
SEL O.R. BOOK 23518 PG 501

THIS PLAT HAS BEEN AMENDED  
SEL O.R. BOOK 27520 PG 28

THIS PLAT HAS BEEN AMENDED  
SEL O.R. BOOK 26278 PG 146

THIS PLAT HAS BEEN AMENDED  
SEL O.R. BOOK 26278 PG 136

BROWARD COUNTY PLANNING COUNCIL  
THIS PLAT HAS BEEN AMENDED  
SEL O.R. BOOK 27520 PG 17

This is to certify that the Broward County Planning Council approved this Plat subject to its compliance with dedication of rights-of-way for public ways this 22nd day of November, 1994.  
By: *[Signature]* Chairman  
Date: 11/29/94

This Plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 22nd day of November, A.D. 1994.  
By: *[Signature]* Administrator of Design

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT  
COUNTY RECORDS DIVISION - RECORDING SECTION  
This instrument was filed for record this 14th day of December, A.D. 1994 and recorded in Plat Book 157 at page 22, record verified.  
Attest: *[Signature]* County Administrator  
By: *[Signature]* Deputy



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 has been accepted for record by the Board of County Commissioners of Broward County, Florida this 22nd day of December, A.D. 1994.  
Attest: *[Signature]* County Administrator  
By: *[Signature]* County Commissioner Deputy

BROWARD COUNTY ENGINEERING DIVISION  
This Plat is approved and accepted for record.  
By: *[Signature]* Director of Engineering  
Date: 11-29-94  
Florida P.E. No. 4425  
County Surveyor

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING & GROWTH MANAGEMENT  
This Plat is approved and accepted for record this 22nd day of November, A.D. 1994.  
By: *[Signature]* Director

CITY OF PEMBROKE PINES  
This Plat was approved by the City Council of Pembroke Pines, Broward County, Florida, by resolution adopted this 21st day of October, A.D. 1994.  
Attest: *[Signature]* City Clerk  
By: *[Signature]* Vice-Mayor

CITY BUILDING AND ZONING DEPARTMENT  
This Plat was approved by the City of Pembroke Pines, Florida Building and Zoning Department this 22nd day of July, A.D. 1994.  
By: *[Signature]* Director

CITY PLANNING AND ZONING BOARD  
This Plat was approved and accepted by the Planning and Zoning Board of the City of Pembroke Pines, Florida this 22nd day of November, A.D. 1994.  
By: *[Signature]* Chairman

SOUTH BROWARD DRAINAGE DISTRICT  
Prior to development of this property, owner shall contact the South Broward Drainage District for determination of additional drainage flow/way/levee/canal easements and/or other dedications which may be required by the South Broward Drainage District for drainage purposes.  
This plat is approved and accepted for record.  
By: *[Signature]* District Director  
Date: 11/29/94

DESCRIPTION:  
A portion of the Southwest one-quarter (SW 1/4) of Sections 17 and 21, Township 51 South, Range 40 East, together with all of Tracts 34 through 44, inclusive, and all of Tracts 45 and 47, and all of Tracts 53 through 63, inclusive, in Section 17, Township 51 South, Range 40 East of Florida Fruit Lands Company's Subdivision No. 1 (2-17 Dade) and a portion thereof as recorded in Plat Book 2, Page 17 of the Public Records of Brevard County, Florida, together with a portion of Tract 52, Inclusive, and Tract 64 in said Section 17, together with portions of the platted road right-of-way lying adjacent to said Tracts;  
TOGETHER WITH all of Tracts 1 through 7, inclusive, all of Tracts 9 through 19, inclusive, a portion of Tract 8 and portions of Tracts 23 through 24, Inclusive, in the Northeast one-quarter (NE 1/4) of Section 20, Township 51 South, Range 40 East of "CHAMBERS LAND COMPANY'S SUBDIVISION 1" (SECTION 16) and a portion thereof as recorded in Plat Book 1, Page 59 of the Public Records of Broward County, Florida, together with portions of the platted road right-of-way lying adjacent to said Tracts;  
TOGETHER WITH the West one-half (W 1/2) of Tracts 25 through 32, Inclusive; thereas in Section 21, Township 51 South, Range 40 East of the aforesaid "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1";  
All the above being more particularly described as follows:

Commence at the Northeast corner of the Southeast one-quarter (SE 1/4) of said Section 17; thence on a 61.6 degree North bearing or South 01° 39' 58" West along the North line of said Southeast one-quarter (SE 1/4) a distance of 499.01 feet to an intersection with the northerly prolongation of the westerly right-of-way line of Bykes Road (Southwest 160th Avenue) as described in Off-Cial Record Book 18049, Page 373, Broward County Records; thence South 01° 46' 00" East along said prolongation a distance of 200.03 feet to the POINT OF BEGINNING; thence continue South 01° 46' 00" East along said westerly right-of-way line a distance of 301.47 feet to a point of curvature of a curve concave westerly, having a radius of 2390.00 feet; thence South along said curve through a central angle of 20° 23' 48" an arc distance of 615.20 feet to an intersection with the westerly prolongation of the South boundary of Tract "A" of UNIFIED STATES POSTAL SERVICE PLAT, according to the Plat thereof as recorded in Plat Book 137, Page 18 of the Public Records of Broward County, Florida; thence North 89° 25' 00" East along said prolongation and said South boundary a distance of 643.15 feet to an intersection with the West line of said Section 16; thence continue North 89° 25' 00" East along said South boundary a distance of 685.45 feet to the Southeast corner of said Tract "A"; thence on the West line of Parcel "A" of HOLLOWWOOD LAKES COUNTRY CLUB AND RESORT, according to the Plat thereof as recorded in Plat Book 138, Page 29 of the Public Records of Broward County, Florida; thence South 01° 43' 30" East along the West line of said Parcel "A" a distance of 1428.25 feet to an intersection with the South line of said Section 16; thence South 01° 45' 43" East, continuing along the West line of Parcel "A" and a southerly prolongation thereof a distance of 2625.85 feet to an intersection with a line being parallel with and 15.00 feet North of (as measured at right angles to) the South line of the Northeast one-quarter (NE 1/4) of said Section 21; thence South 89° 25' 40" West along said parallel line a distance of 651.65 feet to an intersection with the West line of said Section 21, also being the East line of said Section 20; thence South 01° 45' 27" East along the East line of said Section 20 a distance of 5.00 feet to an intersection with a line being parallel with and 10.00 feet North of (as measured at right angles to) the South line of the Northeast one-quarter (NE 1/4) of said Section 20; thence South 89° 30' 39" West along said parallel line a distance of 2334.89 feet to an intersection with the West line of said Northeast one-quarter (NE 1/4); thence North 01° 45' 01" West along said West line a distance of 2630.70 feet to the Northeast corner of the Northeast one-quarter (NE 1/4) of said Section 20; thence South 89° 30' 39" West along the North line of the Northeast one-quarter (NE 1/4) of said Section 20, also being the South line of the Southwest one-quarter (SW 1/4) of said Section 17; a distance of 2660.38 feet to an intersection with a line being parallel with and 15.00 feet East of (as measured at right angles to) the West line of said Section 17; thence North 01° 47' 25" West along said parallel line a distance of 2540.05 feet to an intersection with a line being parallel with and 15.00 feet East of (as measured at right angles to) the North line of the South one-half (S 1/2) of said Section 16; thence North 89° 15' 18" East along said parallel line a distance of 4664.25 feet to the POINT OF BEGINNING.

LESS therefrom the East one-half (E 1/2) of Tract 46 in said Section 17.  
Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida and containing 22,153,601 square feet (508,971 acres) more or less.

SURVEYOR'S CERTIFICATE  
I, ROBERT P. LEGG, hereby certify that this Plat is a true and correct representation of the lands surveyed and described hereon and that the survey and Plat were made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177, Florida Statutes and the applicable Sections of Chapter 219H-6 of the Florida Administrative Code. The Permanent Reference Monuments (P.R.M.'s) as shown on this Plat have been set where indicated. The benchmarks shown hereon were established in conformity with the National Geodetic Vertical Datum (NSVD) and National Ocean Survey Third Order Control Standards. Permanent Control Points will be set within one year of the date this Plat is recorded, or prior to the expiration of the bond or other surety insuring construction of the required subdivision improvements. Dated at Pembroke Pines, Broward County, Florida, this 22nd day of August, A.D. 19 94.

*Robert P. Legg*  
ROBERT P. LEGG  
Professional Land Surveyor  
State of Florida Registration No. 2972

Prepared By:  
R. P. LEGG AND ASSOCIATES, INC. - LAND SURVEYORS  
1800 North Douglas Road Pembroke Pines, Florida  
33024



THE WILLIAM LYON COMPANY	NOTARY	CITY ENGINEER	COUNTY ENGINEER	SURVEYOR
VOID	VOID			OK

18-07-94 - 03:07 PM OROR 22207 PG 620

# "PEMBROKE SHORES"

A RESUBDIVISION OF PORTIONS OF SECTIONS 17 AND 21, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (2-17 DADE) AND A PORTION OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "CHAMBERS LAND COMPANY SUBDIVISION" (1-5B BCR) AND A PORTION OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 40 EAST IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

### DEDICATION

State of Florida ss Know all men by these presents that City National Bank of Florida, as Trustee under Land Trust #2401560 is the owner of the lands shown and described hereon and has caused said lands to be subdivided and platted in the manner shown hereon and to be known as "PEMBROKE SHORES", said Plat being a replat.

The thoroughfares, 80 drainage and utility easement, and utility easements shown hereon are hereby dedicated to the perpetual use of the Public for proper purposes. The drainage easements, lake maintenance easements and lake parcels shown hereon are hereby dedicated to the South Broward Drainage District. A flowage and storage easement for Public roadway drainage is hereby dedicated to the public within, on and through lake parcels 1, 2, 3 and 4 as well as the drainage easements connecting said lakes to public rights-of-way.

It is the express intent of this Plat to close, vacate and abandon from public use that portion of the rights-of-way as dedicated by "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (2-17 DADE) and "CHAMBERS LAND COMPANY SUBDIVISION" (1-5B BROWARD) lying within the limits of this plat.

In witness whereof, said City National Bank of Florida, as Trustee, has caused these presents to be signed by its officers this 12th day of July, 1998 A.D.

*[Signatures]*  
Witness: *[Signatures]*  
Witness: *[Signatures]*

### ACKNOWLEDGEMENT

State of Florida ss I hereby certify that on this day personally appeared County of Dade ss before me, *[Signature]* Vice President of City National Bank of Florida, as Trustee under Land Trust #2401560, who executed the foregoing plat and instrument of dedication. They are personally known to me and did not take an oath.

Witness my signature and official seal at Miami County, Florida this 12 day of July 1998, A.D.  
My commission expires: May 23, 1998 *[Signature]*  
Date Notary Public - State of Florida



### DEDICATION

State of Florida ss Know all men by these presents that Sabal Point Associates, LTD, a Florida Limited Partnership is the owner of the lands shown and described hereon and has caused said lands to be subdivided and platted in the manner shown hereon and to be known as "PEMBROKE SHORES", said Plat being a replat.

The thoroughfares and utility easements shown hereon are hereby dedicated to the perpetual use of the Public for proper purposes. The drainage easements and lake parcels shown hereon are hereby dedicated to the South Broward Drainage District. A flowage and storage easement for Public roadway drainage is hereby dedicated to the public within, on and through lake parcels 1, 2, 3 and 4 as well as the drainage easements connecting said lakes to public rights-of-way.

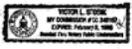
It is the express intent of this Plat to close, vacate and abandon from public use that portion of the rights-of-way as dedicated by "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (2-17 DADE) and "CHAMBERS LAND COMPANY SUBDIVISION" (1-5B BROWARD) lying within the limits of this plat. In witness whereof, said Sabal Point Associates, LTD, a Florida Limited Partnership, has caused these presents to be signed by the officers of Lancaster Devcorp, Inc., a Florida Corporation, its General Partner this 12th day of July, 1998 A.D.

*[Signatures]*  
Witness: *[Signatures]*  
Witness: *[Signatures]*

### ACKNOWLEDGEMENT:

State of Florida ss I hereby certify that on this day personally appeared County of Dade ss before me, *[Signature]* President and Secretary respectively, of Lancaster Devcorp, Inc., a Florida Corporation, who executed the foregoing Plat and instrument of dedication. They are personally known to me and did not take an oath.

Witness my signature and official seal at Miami County, FLA this 12 day of July 1998, A.D.  
My commission expires: 7/18/94 *[Signature]*  
Date Notary Public - State of Florida



### DEDICATION BY MORTGAGE HOLDER

State of Florida ss Know all men by these presents that Intercontinental Bank, as owner and holder of a certain mortgage on the lands shown and described hereon, joins in causing said lands to be subdivided, and platted in the manner shown hereon and to be known as "PEMBROKE SHORES", said Plat being a replat.

In witness whereof, The Intercontinental Bank has caused these presents to be signed by its officers this 12th day of July, 1998 A.D.

*[Signatures]*  
Witness: *[Signatures]*  
Witness: *[Signatures]*

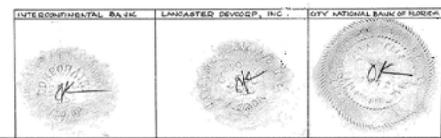
### ACKNOWLEDGEMENT

State of Florida ss I hereby certify that on this day personally appeared County of Dade ss before me, *[Signature]* Executive Vice President and *[Signature]* Vice President, respectively, of the Intercontinental Bank, who executed the foregoing Plat and instrument of dedication. They are personally known to me and did not take an oath.

Witness my signature and official seal at Miami, Dade County, Florida, this 12 day of July 1998 A.D.  
My commission expires: 9/1/96 *[Signature]*  
Date Notary Public - State of Florida



Prepared by:  
R.P. LEGG & ASSOCIATES, INC. - LAND SURVEYORS  
1800 N. Douglas Road, Pembroke Pines, Florida  
33124







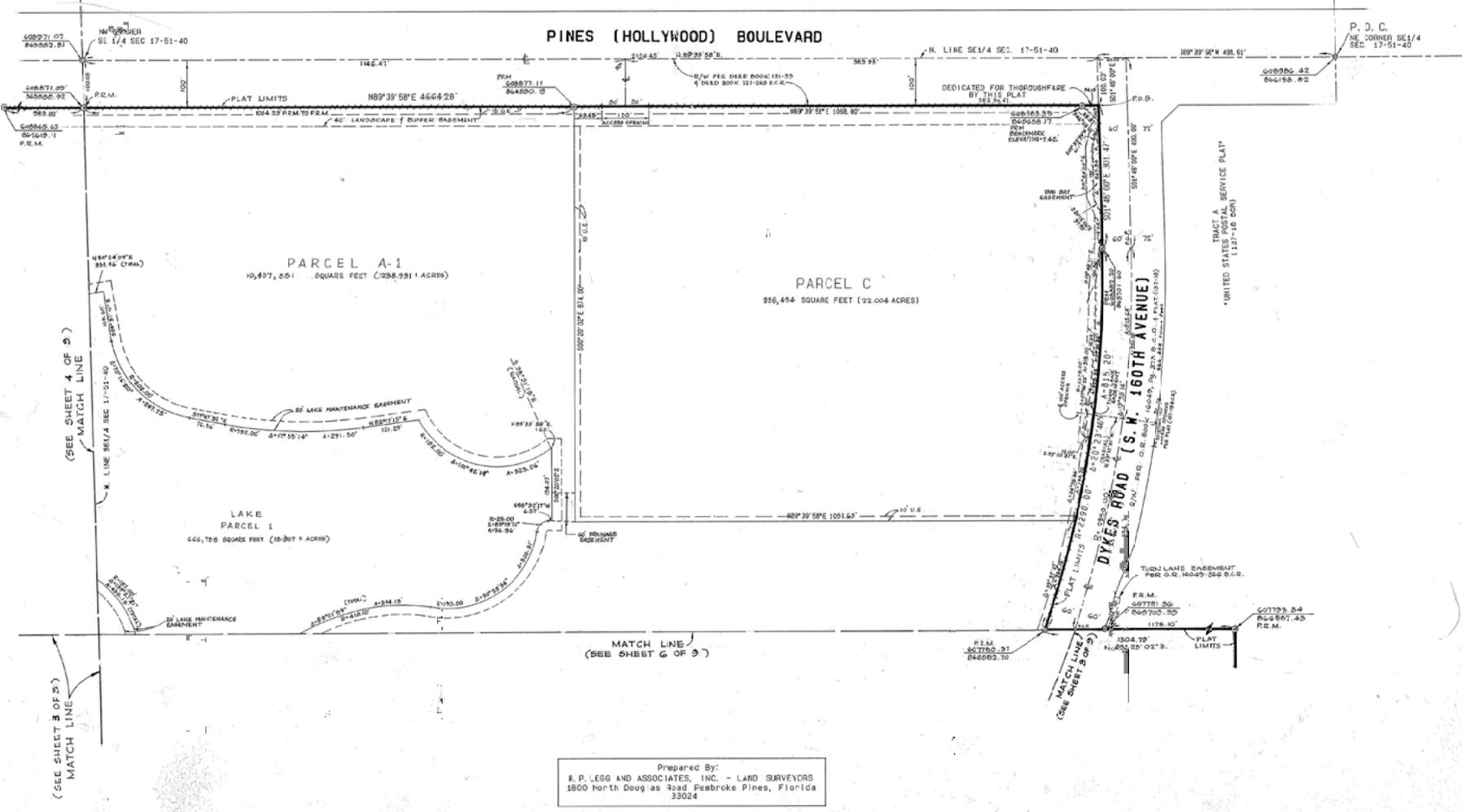
# "PEMBROKE SHORES"

A RESUBDIVISION OF PORTIONS OF SECTIONS 17 AND 21, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (2-17 DADE) AND A PORTION OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "CHAMBERS LAND COMPANY SUBDIVISION" (1-58 BCR) AND A PORTION OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 40 EAST IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



- PLAT NOTES**
1. P.M. Indicates Permanent Monument
  2. U.E. Indicates Utility Easement
  3. P.O.C. Indicates Point of Commencement
  4. P.O.B. Indicates Point of Beginning
  5. NOTE: There may be additional restrictions that are not recorded in this Plat that may be found in the Public Records of this County.
  6. The State Plane coordinates and grid bearings shown on this Plat were based on the North American Datum of 1927 coordinate values shown on the "DADE-TOWNSHIP AND ASSOCIATED SUBDIVISION" of Township 51 South, Range 40 East, as recorded in Miscellaneous Plat Book G, Page 4 of the Public Records of Broward County, Florida, and transformed to the North American Datum of 1983, with the 200 adjustment (see Special note at right).
  7. --- indicates non-vehicular access.
  8. Total Area dedicated for thoroughfare by this Plat = 701,144 square feet.
  9. Full Reversion: This Plat is restricted to 1923 detached single family units on Parcels A-1 and A-2, 250,000 square feet of agricultural use on Parcel C for use on Parcel A and an elementary school on Parcel D. The notation and any annotations 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 user, including an owner or owners of property within this plat, and, upon the plat, the property is to remain in this plat. This plat is subject to Chapter 218, Florida Statutes, and all other laws that may be enacted in the future by the Board of County Commissioners. Easements are relative to national grid. The official date of 1988 and are based on Broward County Benchmarks described as a brass disc located 1.5 miles West of S.W. 16th Avenue, 100 feet north of spotline of Hollywood Blvd. 100 feet East of center line of East entrance to Hollywood Speedway Park and 16 feet South of bank of stormwater canal. Elevation = 7.69'
  10. "P.O.C." indicates Point of Commencement

**SPECIAL NOTE**  
THE LAND COORDINATES DESCRIBED ABOVE WERE DETERMINED USING THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17 AND THE BEARING ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER.



# "PEMBROKE SHORES"

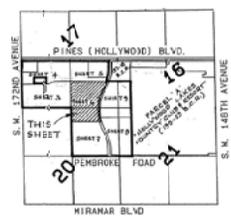
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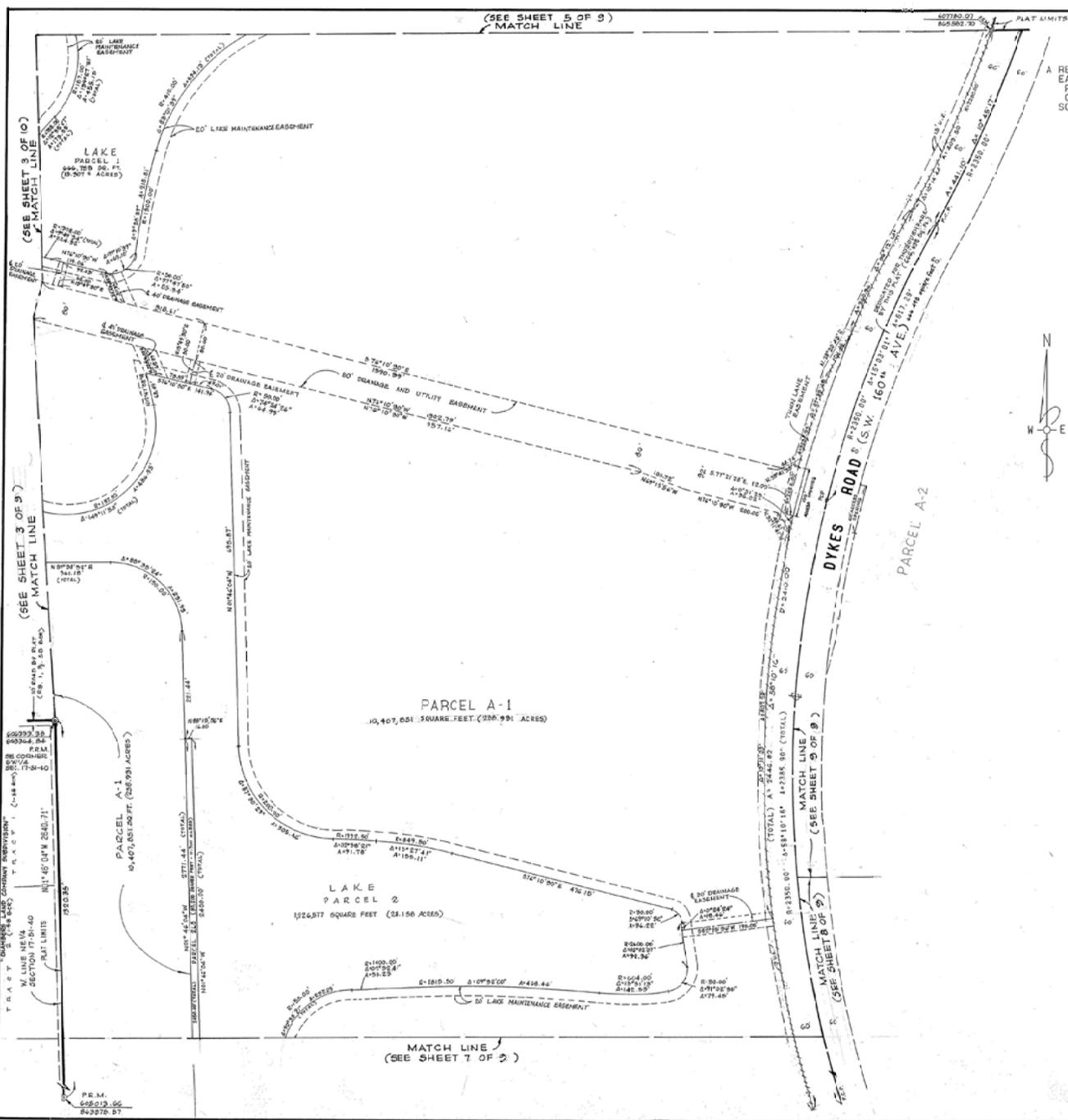
**PLAT NOTES:**

1. P.R.M. Indicates Permanent Reference Monument
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4. P.O.B. Indicates Point of Beginning
5. NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
6. The state plane coordinated and grid bearings shown on this Plat were based on the North American Datum of 1927 coordinated values shown on the "CONVEN THOMPSON AND ASSOCIATES RESUBDIVISION" of Township 51 South, Range 40 East, as recorded in Miscellaneous Plat Book C, Part 4, Broward County, Florida, and as transformed to the North American Datum of 1983, with the 1983 adjustment. (See special note below)
7. --- Indicates non-ventilator access line. Coordinates are shown thus: 017780.07 85562.30
8. Total area dedicated for thoroughfare by this Plat = 701,144 square feet
9. This plat is restricted to one detached single family units on Parcel A-1 and A-2; 250,000 square feet of commercial use on Parcel C; Park use on Parcel B and an elementary school on Parcel D.
10. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not constitute as a restriction in favor of any property herein, including an owner or owners of property within this plat who, upon title to the property with reference to the plat, may be affected by other laws, ordinances, rules, regulations, court orders and decrees, and may be amended by approval of the Broward County Board of County Commissioners.
11. Elevations are relative to National Mean Sea Level. Vertical Datum of 1928 and are based on Broward County Benchmark #122 described as a brass disc located 1.7 miles west of S.W. 14th Avenue, 30 feet north of centerline of Hollywood Blvd., 50 feet east of centerline of East entrance to Hollywood Shopping Park and 10 feet south of back of Gate-post canal. Elevation = 7.69'
12. "PCF" indicates "CONTROL POINT"

**SPECIAL NOTE:**  
The NAD coordinates described above were determined using the Northwest corner of the Southwest one-quarter of Section 17-21-40 and the bearing along the North line of said Southwest one-quarter.



Prepared By:  
R. P. LEGG AND ASSOCIATES, INC. - LAND SURVEYORS  
1800 North Douglas Road Pembroke Pines, Florida  
33024

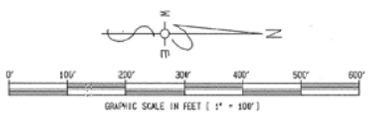






# "PEMBROKE SHORES"

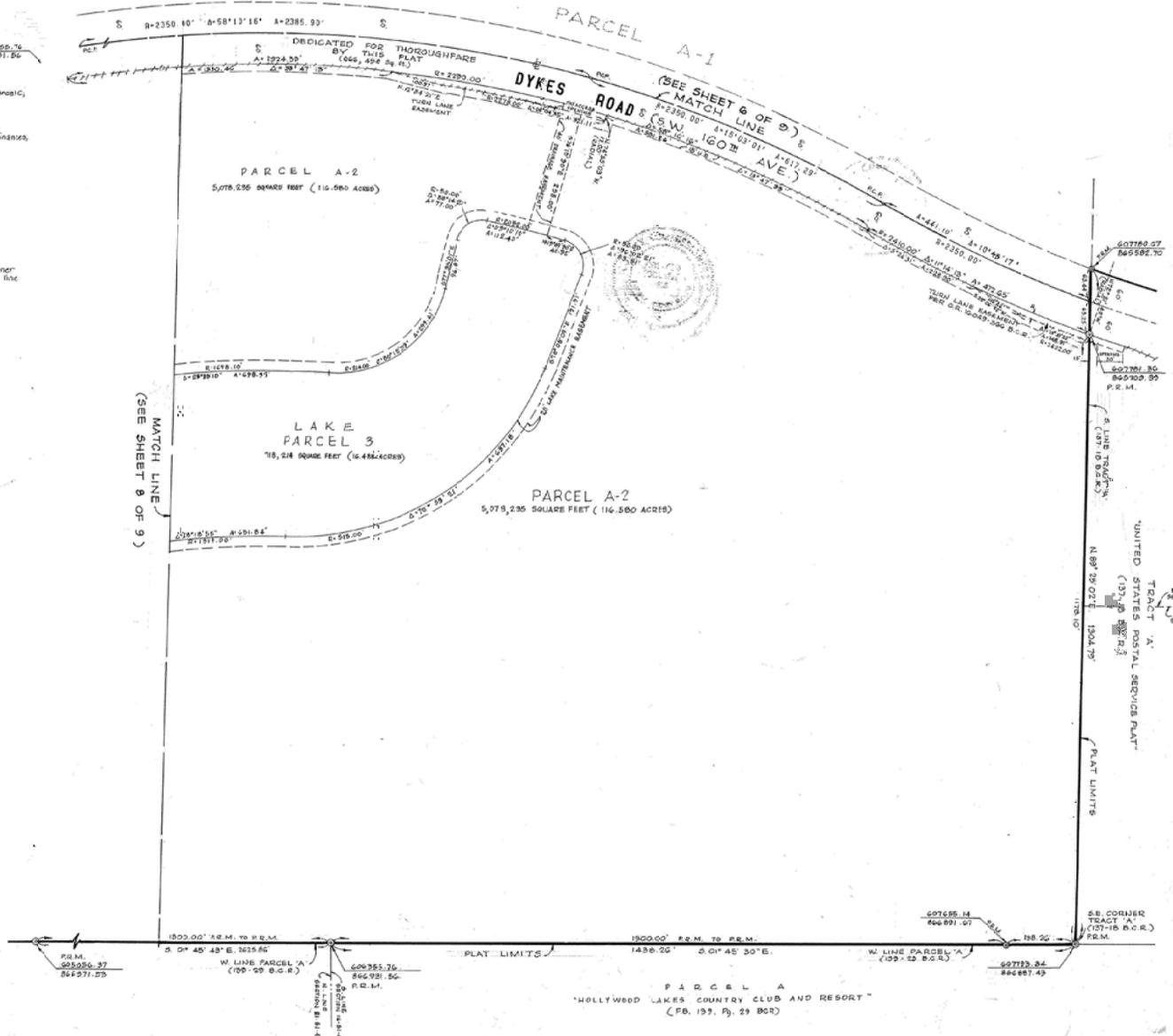
A RESUBDIVISION OF PORTIONS OF SECTIONS 17 AND 21, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF \*FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1\* (2-17 DADE) AND A PORTION OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF \*CHAMBERS LAND COMPANY SUBDIVISION\* (1-5B BCR) AND A PORTION OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 40 EAST IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



**PLAT NOTES:**

1. P.R.M. Indicates Permanent Reference Monument
2. U.L. Indicates Utility Easement
3. P.S.C. Indicates Point of Commencement
4. P.S.B. Indicates Point of Beginning
5. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
6. The data here coordinated and grid bearings shown on this plat were based on the North American Datum of 1927 coordinates values shown on the "HOLLYWOOD AND ASSOCIATES RESORT" of Township 51 South, Range 40 East, as recorded in Miscellaneous Plat Book, Page 4 of the Public Records of Broward County, Florida, and as transferred to the North American Datum of 1983, with the 1990 adjustment. (See Special Note below). Coordinates are shown thus: 600 800.76
7. --- indicates non-vehicular access line
8. Total area dedicated for thoroughfare by this plat = 701,144 square feet
9. **PLAT RESTRICTIONS NOTE:** This plat is restricted to 1000 detached single family units on Parcels A-1 and A-2, 250,000 square feet of commercial use on Parcel 3, Park Use on Parcel 3 and an elementary school on Parcel 3.  
The notation and any assessments thereon are solely indicating the approved development level for property located within the site and do not operate as a restriction in favor of any property owner, including an heir or assigns of property within this plat, or any lien on the property with reference to this plat. This note is required by Chapter 20, Article IV, Broward County Code on Ordinances, and may be amended by approval of Broward County Board or County Commissioners.  
Elevations are relative to National Geodetic Vertical Datum of 1929, and are based on Broward County Benchmarks, as follows: Parcel 3 is located 1.7 miles west of E. 6. 148th Avenue, 26 feet north of center line of Hollywood Road, 60 feet east of centerline of East entrance to Hollywood Road, and 16 feet south of bank of East-west canal.  
Elevation = 7.00'
10. \*FCP = PERMANENT CONTROL POINT\*

**SPECIAL NOTE:**  
The NAD coordinates described above were determined using the Northwest corner of the Southwest one-quarter of Section 17-51-40 and the bearing along the North line of said Southwest one-quarter.



**LOCATION MAP**  
SECTIONS 16, 17, 20 AND 21  
TOWNSHIP 51 SOUTH RANGE 40 EAST  
(N. T. S.)

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