

LOCATION SKETCH
NOT TO SCALE

DESCRIPTION:

A PORTION OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST, LYING IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND A PORTION OF FLAIR SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N01°26'01"W, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 1911.74 FEET; THENCE S88°33'59"W, 65.00 FEET TO POINT OF BEGINNING, SAID POINT ALSO BEING ON THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD 7) AS RECORDED IN DEED BOOK 147, PAGE 305 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 86100-2503, REVISED 087, 21, 2013 AND THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 12TH STREET; THENCE S88°33'59"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NORTHWEST 12TH STREET, A DISTANCE OF 845.00 FEET TO A POINT OF CURVATURE, OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1530.00 FEET AND A CENTRAL ANGLE OF 05°30'51", THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 147.25 FEET; THENCE N01°17'53"E, 147.25 FEET; THENCE N88°33'59"E, 660.00 FEET; THENCE N01°26'01"W, 26.03 FEET; THENCE N88°33'59"E, 156.00 FEET; THENCE N01°26'01"W, 220.00 FEET; THENCE N88°33'59"E, 31.00 FEET; THENCE N01°26'01"W, 382.90 FEET; THENCE S88°33'59"W, 206.47 FEET TO A POINT OF CURVATURE, OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89°28'55"; THENCE NORTHWESTERLY AN ARC DISTANCE OF 62.47 FEET; THENCE N01°57'06"W, 123.79 FEET; THENCE N88°33'59"E, 247.59 FEET; THENCE N01°26'01"W, 594.39 FEET; THENCE N88°33'59"E, A DISTANCE OF 150.00 FEET TO A POINT ON SAID WEST LINE OF U.S. HIGHWAY 441; THENCE S01°26'01"E, ALONG SAID WEST LINE, A DISTANCE OF 1514.74 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA, CONTAINING 400,066 SQUARE FEET (9.1843 ACRES) MORE OR LESS.

DEDICATION:

STATE OF FLORIDA }
COUNTY OF DADE } SS

KNOW ALL MEN BY THESE PRESENTS, THAT LAUDERHILL MALL INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "LAUDERHILL MALL SOUTH OUT PARCELS".

ROAD PARCELS 1-5 ARE DEDICATED TO PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, LICENSEES AND NOT THE PUBLIC AS NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND PRIVATE ROAD PURPOSES. AMENDMENT OR ABANDONMENT OF SAID PARCELS OR ANY PORTION THEREOF SHALL REQUIRE APPROVAL BY A MAJORITY OF OWNERS, APPROVAL BY THE CITY OF LAUDERHILL, AND SHALL BE EVIDENCED BY RECORDATION OF AN APPROPRIATE DOCUMENT.

PARCEL: 1 15 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.

IN WITNESS WHEREOF: LAUDERHILL MALL INVESTMENTS, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER (TITLE), THIS 10th DAY OF OCT, 2017.

LAUDERHILL MALL INVESTMENT, LLC, A
FLORIDA LIMITED LIABILITY COMPANY

WITNESS: CLSP
PRINT NAME: Carlos Soguera

WITNESS: CLSP
PRINT NAME: Johnny Aponte

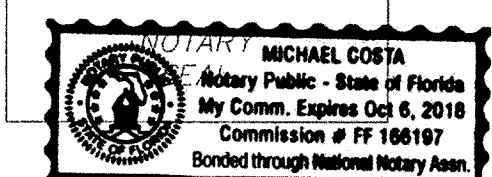
ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, YORAM ISHAK, MANAGER TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF OCTOBER, 2017

MY COMMISSION EXPIRES:



Michael Costa
NOTARY PUBLIC

LAUDERHILL MALL SOUTH OUT PARCELS

A PORTION OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST AND A
REPLAT OF A PORTION OF FLAIR SUBDIVISION NO. 3 (P.B. 51, PG. 39. B.C.R.),
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

INSTR # 116430241, Plats 183/374

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Recorded 03/24/2020 at 04:11 PM

PLAT BOOK 183, PAGE 374

SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
& ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: Alexander Perez
ALEXANDER S. PEREZ
ACTING COUNTY ENGINEER
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 33217
DATE: 1/21/2020

BY: Robert P. Legg
ROBERT P. LEGG JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS 4030
DATE: 1/21/2020

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 25 DAY OF January, 2018.

BY: Chairman
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 20 DAY OF March, A.D. 2020

BY: Executive Director
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

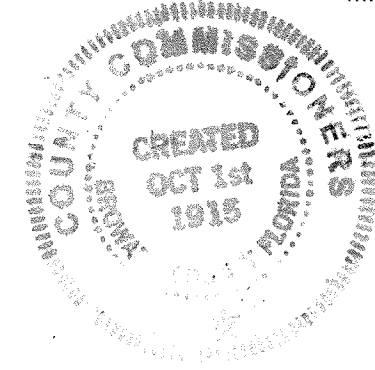
THIS IS TO CERTIFY: THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD. THIS January, 21st, 2020 A.D.

BY: Jo Seodice
DIRECTOR / 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 BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 5th DAY OF MARCH, 2012 A.D.

BY: Mayor
MAYOR - COUNTY COMMISSION



MORTGAGEE:

STATE OF FLORIDA }
COUNTY OF Miami-Dade } SS

KNOW ALL MEN BY THESE PRESENTS, THAT OCEAN BANK, A FLORIDA BANKING CORPORATION, IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 48609 AT PAGE 1954, AS AMENDED BY MODIFICATION OF MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 49509 AT PAGE 1912, AS FURTHER AMENDED BY SECOND MODIFICATION OF MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 50807 AT PAGE 128, AND AS FURTHER AMENDED BY THIRD MODIFICATION OF MORTGAGE, WHICH IS RECORDED AS INSTRUMENT NUMBER 113202513, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, OCEAN BANK, A FLORIDA BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Se Vice-President (TITLE) THIS 10th DAY OF October, 2017

WITNESS: Concha Rodriguez
PRINT NAME: Concha Rodriguez

WITNESS: Marina Guerra
PRINT NAME: Marina Guerra

OCEAN BANK, A FLORIDA BANKING
CORPORATION

BY: Rodolfo Villanueva
NAME: Rodolfo Villanueva
TITLE: SVP



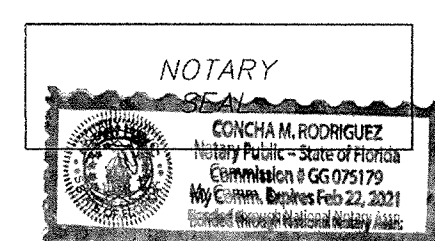
ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF Miami-Dade } SS

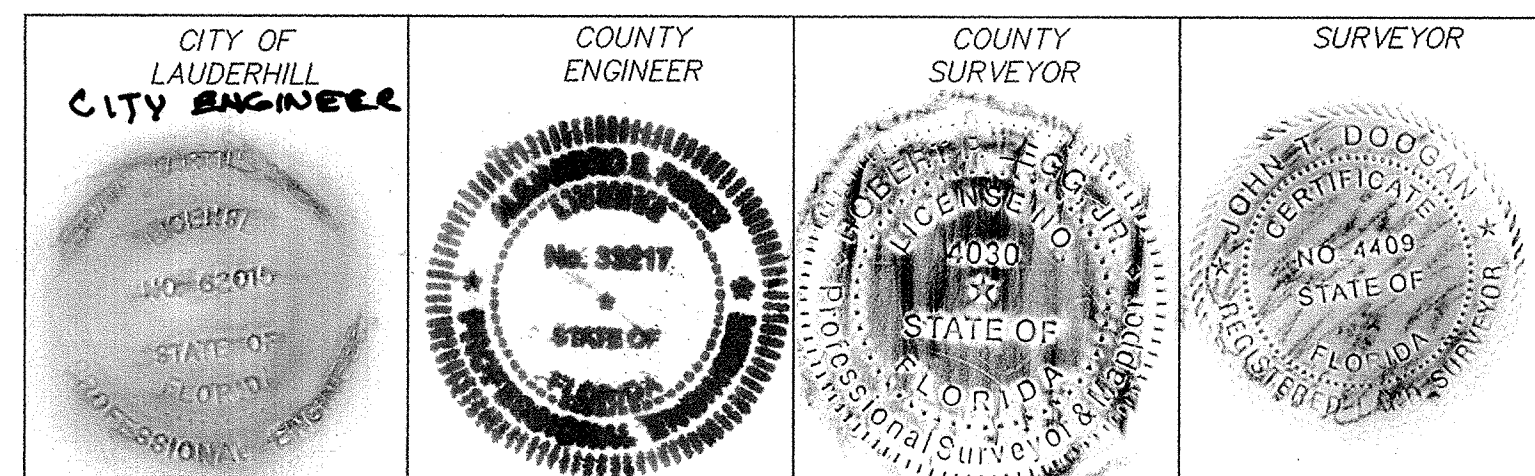
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Rodolfo Villanueva (NAME) Se Vice-Pres (TITLE), OF OCEAN BANK, A FLORIDA BANKING CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH INDIVIDUAL AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF October, 2017

MY COMMISSION EXPIRES:



Concha Rodriguez
NOTARY PUBLIC



CITY OF LAUDERHILL PLANNING AND ZONING BOARD

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 11th DAY OF October, 2017

BY: Michael B. Herron
NAME: REV. DR. MELVILLE B. HERRON
TITLE: CHAIRMAN

CITY OF LAUDERHILL PLANNING AND ZONING DIVISION

THE CITY PLANNER ENDORSES THAT THIS PLAT IS IN CONFORMITY WITH THE PLAT APPROVED BY THE PLANNING AND ZONING BOARD THIS 12th DAY OF October, 2017

BY: Stephen Tawes
NAME: STEPHEN TAWES, ASLA, CLARB
TITLE: CITY PLANNER

CITY COMMISSION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

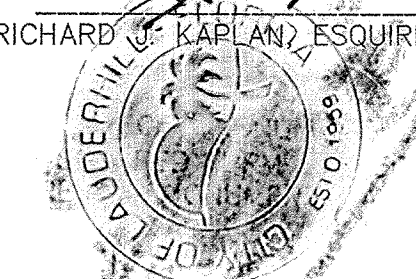
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA AND THE CITY OF LAUDERHILL DOES HEREBY ACCEPT THE EASEMENTS () IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COMMISSION ON THIS 11 DAY OF April, 2016

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 16 DAY OF October, 2017 A.D.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

ATTESTED BY: Andrea Anderson
PRINT NAME: ANDREA ANDERSON, MMC
TITLE: CITY CLERK

ACCEPTED BY: Richard J. Kaplan
PRINT NAME: RICHARD J. KAPLAN, ESQUIRE
TITLE: MAYOR



CITY ENGINEER

THIS PLAT IS HEREBY APPROVED THIS 16th DAY OF October, 2017 A.D.

BY: Juan Martin Cala
JUAN MARTIN CALA, CITY ENGINEER
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 62015

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 12 DAY OF OCTOBER 2016

DATE: 10/10/2017

John T. Doogan
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. LS 4409
AVIROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, BOCA RATON, FL. 33432
CERTIFICATE OF AUTHORIZATION NUMBER 3300

PLANNING FILE NO. #040-MP-18

LAUDERHILL MALL SOUTH OUT PARCELS

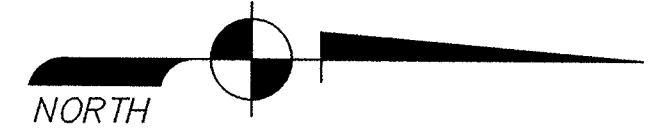
A PORTION OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST AND A
REPLAT OF A PORTION OF FLAIR SUBDIVISION NO. 3 (P.B. 51, PG. 39. B.C.R.),
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

INSTR #116430241
Plats 183/374
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PLAT BOOK 183, PAGE 375

SHEET 2 OF 2

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594



0 100 200
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

TABULAR DATA		
LOT 1	25,875 SQUARE FEET	0.5940 ACRES
LOT 2	45,087 SQUARE FEET	1.0351 ACRES
LOT 3	43,891 SQUARE FEET	1.0076 ACRES
LOT 4	28,620 SQUARE FEET	0.6570 ACRES
LOT 5	51,849 SQUARE FEET	1.1903 ACRES
LOT 6	48,020 SQUARE FEET	1.1024 ACRES
LOT 7	33,993 SQUARE FEET	0.7804 ACRES
LOT "TC"	60,923 SQUARE FEET	1.3986 ACRES
PARCEL 1	34,008 SQUARE FEET	0.7807 ACRES
ROAD PARCEL 1	5,120 SQUARE FEET	0.1175 ACRES
ROAD PARCEL 2	5,120 SQUARE FEET	0.1175 ACRES
ROAD PARCEL 3	6,360 SQUARE FEET	0.1460 ACRES
ROAD PARCEL 4	5,600 SQUARE FEET	0.1286 ACRES
ROAD PARCEL 5	5,600 SQUARE FEET	0.1286 ACRES
TOTAL AREA OF PLAT	400,066 SQUARE FEET	9.1843 ACRES

SURVEYOR'S NOTES:

- INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT A 3" BRASS DISC STAMPED "PRM LB 3300"
- INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL & DISC STAMPED "PRM LB #3300"
- BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE PROJECT NO. 86100-2509, REVISION DATE OCTOBER 10, 2013 AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90), 1990 ADJUSTMENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 36-49-41 HAVING A BEARING OF N01°26'01"W.
- ABBREVIATION LEGEND: B.C.R. = BROWARD COUNTY RECORDS; Δ = CENTRAL ANGLE; C = CENTERLINE; D.B. = DEED BOOK; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; FPL = FLORIDA POWER AND LIGHT; L = ARC LENGTH; L.B. = LICENSED BUSINESS; NAD = NORTH AMERICAN DATUM; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS; RMP = RIGHT-OF-WAY MAP BOOK; R/W = RIGHT-OF-WAY; S.B.E. = SOUTHERN BELL EASEMENT; S.F. = SQUARE FOOTAGE; // = DENOTES NON-VEHICULAR ACCESS LINE.
- 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.
- PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS & RESTRICTIONS PER: O.R.B. 4612/598, B.C.R. INSTRUMENT #113531787, B.C.R.

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.

PLAT RESTRICTION:

THIS PLAT IS RESTRICTED TO 220,260 SQUARE FEET OF COMMERCIAL USE (16,289 SQUARE FEET EXISTING; 203,971 SQUARE FEET PROPOSED).

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.

NOTE:

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MARCH 5, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
- IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MARCH 5, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.