

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers
FROM/PHONE: Mark A. Kutney, AICP (797-1101)
SUBJECT: Resolution - Developers Agreement

Application No., Project Name and Location:
DA 11-2-01, South Post Plat - 4200 Shotgun Road.

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE MAYOR AND TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT BETWEEN THE TOWN OF DAVIE, BROWARD COUNTY, AND SOUTH POST, INC.; PROVIDING FOR THE ISSUANCE OF BUILDING PERMITS WHILE PLATTING IS IN PROGRESS RELATED TO THE SOUTH POST PLAT; TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THEIR SIGNATURES TO SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:

On November 15, 2000, Town Council passed resolution No. R 2000-264, approving a boundary plat consisting of 308.315 acres for the development of 308 single family lots. In order to satisfy roadway concurrency, the developer is entering into a development agreement requiring contribution towards roadway improvement projects. The Town is party to this Developers Agreement solely for the purpose of issuing a certificate of occupancy. The agreement states that the Town shall not issue a certificate of occupancy on the South Post Plat until the plat is approved and recorded and the improvements specified in the agreement to satisfy Broward County road concurrency requirements are constructed in accordance with the agreement.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to approve.

Attachment(s): Resolution, Agreements, Plat, Land Use map, Subject Site map, and Aerial.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE MAYOR AND TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT BETWEEN THE TOWN OF DAVIE, BROWARD COUNTY, AND EDWARD GILBERT, TRUSTEE PROVIDING FOR REMEDIAL MEASURES TO SATISFY ROAD CONCURRENCY REQUIREMENTS RELATED TO THE SOUTH POST PLAT; TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THEIR SIGNATURES TO SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Edward Gilbert, Trustee is proposing to develop properties known as the South Post Plat; and

WHEREAS, Broward County will allow remedial measures to satisfy road concurrency requirements for compact deferral areas should an agreement be entered into with the Town as a party.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby authorize the Mayor and Town Administrator to enter into an Agreement, attached hereto as Exhibit "A", between Broward County, Edward Gilbert, Trustee, and the Town of Davie, whereby the Town of Davie Development Services Department shall not issue any certificates of occupancy until the South Post Plat is approved and recorded and the Improvements are constructed in accordance with the Agreement.

SECTION 2. The Town Administrator and Town Attorney are authorized to make and accept non-substantive revisions to the agreement in order for the agreement to be in final, recordable form.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Return recorded document to:
Dennis D. Mele, Esq.
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard
Fort Lauderdale, Florida 33301

Document prepared by:
Stephanie J. Toothaker-Walker, Esq.
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard
Fort Lauderdale, Florida 33301

**REGIONAL ROAD CONCURRENCY AGREEMENT
CONSTRUCTION OF IMPROVEMENTS**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the State of Florida, its successors and assigns, hereinafter referred to as "COUNTY" through its Board of County Commissioners;

AND

Edward Gilbert, as Trustee, under the provisions of an unrecorded Florida land trust agreement dated July 29, 1998 known as the imagination Farms Land Trust, its successors and assigns, hereinafter collectively referred to as "DEVELOPER",

AND

The Town of Davie, a municipal corporation created and existing under the laws of the State of Florida, hereinafter referred to as "TOWN"

WHEREAS, Chapter 5, Article IX, Broward County Code of Ordinances, requires that the regional transportation network be adequate to serve the reasonably projected needs of proposed developments; and

WHEREAS, Chapter 5, Article IX, Broward County Code of Ordinances, more specifically requires that an application for a development permit satisfy concurrency requirements for compact deferral areas; and

WHEREAS, DEVELOPER has applied for approval of South Post Plat (017-MP-00) as more particularly described in Exhibit "A", hereinafter referred to as the "PLAT"; and

WHEREAS, on December 22, 2000, the Broward County Development Management Division issued a Notification of Failure to Satisfy Broward County Concurrency Standards for the regional transportation network, finding that the

applications for approval of the PLAT does not satisfy the compact deferral area concurrency standards for the regional road network as stated in the Broward County Land Development Code ("CODE"); and

WHEREAS, DEVELOPER has conducted a study and has determined that certain remedial measures will mitigate the PLAT'S traffic impacts so that the PLAT will satisfy Broward County concurrency standards; and

WHEREAS, the Broward County Development Management Division has approved these remedial measures and finds that its concurrency requirements for the PLAT will be met with the execution of, and compliance with, the terms of this Agreement by DEVELOPER; NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, conditions, promises, covenants, and payments hereinafter set forth, the parties agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. Construction of Improvements.

PLEASE CHECK THE APPROPRIATE SECTION

[] IMPROVEMENTS CONSTRUCTED BY DEVELOPER

- (a) DEVELOPER agrees to construct the IMPROVEMENT(S) described in Exhibit "B" attached hereto, hereinafter referred to as the "Improvements." DEVELOPER agrees to complete the IMPROVEMENT(S) prior to receipt of the first certificate of occupancy for property within the PLAT.
- (b) If the improvement(s) described in Exhibit "B" are on a state road, as that term is defined in Chapter 334, Florida Statutes, DEVELOPER agrees that, prior to the PLAT'S recordation, DEVELOPER shall provide COUNTY with proof of having received a permit or letter of intent to permit from the State of Florida Department of Transportation for the improvement(s).
- (c) DEVELOPER shall provide to COUNTY, contemporaneously with this Agreement, a Letter of Credit or Surety Bond, attached hereto as Exhibit "C" in the amount of \$_____ in a form acceptable to the COUNTY, which represents 125% of the costs of the IMPROVEMENT(S).
- (d) The Improvements described in Exhibit "B" shall be installed in accordance with applicable COUNTY, State of Florida Department of Transportation standards and specifications and in accordance with the Development Review Reports for the PLAT. The construction plans for the Improvements,

including pavement marking and signing plans, shall be submitted to COUNTY for review and approval prior to commencement of construction. Construction shall be subject to inspection and approval by the COUNTY. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Broward County Traffic Engineering Division, which Improvements shall be consistent with the previously approved plans.

- (e) DEVELOPER agrees that any contract(s) for the IMPROVEMENT(S) shall:
1. Indemnify, hold harmless and, at County Attorney's option, defend or pay for an attorney selected by County Attorney to defend COUNTY, its officers agents, servants, and employees against any and all claims, losses, liabilities, and expenditures of any kind, including attorney fees, court costs, and expenses, caused by negligent act or omission of contractor or subcontractor, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, demands, or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. The provisions of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by Director of the Broward County Engineering Division and County Attorney, any sums due DEVELOPER under this Agreement may be retained by COUNTY until all of COUNTY's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by COUNTY.
 2. In order to insure the indemnification obligation contained above, CONTRACTOR shall, as a minimum, provide, pay for, and maintain in force at all times during the term of this Agreement (unless otherwise provided), the insurance coverages set forth below, in accordance with the terms and conditions required by this section. Each insurance policy shall clearly identify the foregoing indemnification as insured.
 3. Such policy or policies shall be without any deductible amount and shall be issued by United States Treasury approved companies authorized to do business in the state of Florida, and having agents upon whom service of process may be made in Broward County, Florida. CONTRACTOR shall specifically protect COUNTY and the Broward County Board of County Commissioners by naming COUNTY and the Broward County Board of County Commissioners as additional insureds.

4. Comprehensive General Liability Insurance. A Comprehensive General Liability Insurance Policy with minimum limits of Five Hundred Thousand Dollars (\$500,000.00) per occurrence combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Comprehensive General Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include:

Premises and/or operations.

Independent contractors.

Products and/or completed operations for contracts.

Broad Form Contractual Coverage applicable to this specific contract, including any hold harmless and/or indemnification agreement.

Personal Injury Coverage with Employee and Contractual Exclusions removed, with minimum limits of coverage equal to those required for Bodily Injury Liability and Property Damage Liability.

Underground coverages.

5. Business Automobile Liability Insurance. Business Automobile Liability Insurance with minimum limits of Three Hundred Thousand Dollars (\$300,000.00) per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include:

Owned vehicles.

Hired and non-owned vehicles.

Employers' non-ownership.

6. Workers' Compensation Insurance. Workers' Compensation insurance to apply for all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. In addition, the policy(ies) must include:

Employers' Liability with a limit of One Hundred Thousand Dollars (\$100,000.00) each accident.

7. CONTRACTOR shall furnish to the Broward County Engineering Division Certificates of Insurance or endorsements evidencing the insurance coverages specified by this Article prior to beginning performance of work under this Agreement. The required Certificates of Insurance shall name the types of policies provided, refer specifically to this Agreement, and state that such insurance is as required by this Agreement.
8. Coverage is not to cease and is to remain in force (subject to cancellation notice) until all performance required of DEVELOPER is completed. All policies must be endorsed to provide COUNTY with at least thirty (30) days' notice of cancellation and/or restriction. If any of the insurance coverages will expire prior to the completion of the work, copies of renewal policies shall be furnished at least thirty (30) days' prior to the date of their expiration.

[] **IMPROVEMENTS CONSTRUCTED BY COUNTY, TOWN OR FDOT**

- (a) DEVELOPER agrees to pay the amount in Exhibit "C", attached hereto, which represents DEVELOPER's proportionate share of the cost of the IMPROVEMENT(S) described in Exhibit "C", hereinafter referred to as the "Improvements." DEVELOPER agrees that payment must be made to the COUNTY, the TOWN or to FDOT (or any combination thereof) prior to receipt of the first certificate of occupancy for property within the PLAT.
 - (b) If "Improvements" are to be constructed by the COUNTY, DEVELOPER shall provide to COUNTY, contemporaneously with this agreement, a Letter of Credit or Surety Bond, attached hereto as Exhibit "C", in the amount of \$_____ in a form acceptable to the COUNTY, which represents 100% of the amount of payment to be made to COUNTY for the IMPROVEMENT(S).
 - (c) If the "Improvements" are to be made by the TOWN or FDOT, DEVELOPER shall provide to TOWN or FDOT, contemporaneously with this agreement, security acceptable to the TOWN or FDOT.
3. CONCURRENCY COMPLIANCE. COUNTY finds that by executing and complying with the terms of this Agreement, DEVELOPER has satisfied the adequacy of the Regional Roadway Network requirement of the Broward County Land Development Code for the PLAT as approved by the COUNTY.

4. **MUNICIPALITY.** If the property is within a municipality, **TOWN** agrees not to issue a certificate of occupancy for any development within the PLAT until the completion of the IMPROVEMENT(S). If the property is within the unincorporated area, **COUNTY** shall not issue a certificate of occupancy for any development within the PLAT until the completion of the IMPROVEMENT(S).
5. **NOTICE.** Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the **COUNTY**:
Director of the Broward County Engineering Division
1 North University Drive
Plantation, FL 33324

For the **DEVELOPER**:
Edward H. Gilbert, as trustee
5100 Town Center Circle, Suite 330
Boca Raton, FL 33486

FOR the **TOWN**(if applicable):
Tom Willi, Town Administrator
Town of Davie
6591 Orange Drive
Davie, FL 33314

6. **RECORDATION.** This Agreement shall be recorded in the Public Records of Broward County Florida, at the **DEVELOPER'S** expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.
7. **VENUE; CHOICE OF LAW.** Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the State of Florida.
8. **CHANGES TO FORM AGREEMENT.** **DEVELOPER** represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.

9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the parties to this Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chair or Vice Chair, authorized to execute same by Board action on the _____ day of _____, _____ (date), DEVELOPER, signing by and through its _____ duly authorized to execute same and TOWN OF _____, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY

COMMISSIONERS

County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners
of Broward County, Florida

By _____
Chair

____ day of _____, _____ (date)

Approved as to form by
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Assistant County Attorney
____ day of _____, _____ (date)

TOWN

(If Property is located within a TOWN)

WITNESSES:

ATTEST:

TOWN Clerk

TOWN of _____

By _____
Mayor-Commissioner

____ day of _____, ____ (date)

By _____
TOWN Manager

____ day of _____, ____ (date)

APPROVED AS TO FORM:

By _____
TOWN Attorney

EXHIBIT "A"

LEGAL DESCRIPTION: (SOUTH POST)

A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, INCLUDING ALL OF TRACTS 49 THROUGH 56, PORTIONS OF TRACT 57 THROUGH 64 AND PORTIONS OF THE 15 FOOT ROAD RIGHTS OF WAY ADJOINING SAID TRACTS IN SAID SECTION 21 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 28, (BEARING BASIS) SOUTH 01°44'53" EAST 2641.07 FEET TO THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 89°49'30" WEST 2041.71 FEET TO THE NORTHEASTERLY BOUNDARY OF SHOTGUN ROAD REALIGNMENT AS RECORDED IN OFFICIAL RECORD BOOK 9257, PAGE 976 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTH 56°32'42" WEST 69.26 FEET TO A POINT OF CURVATURE OF A 2365.23 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; (2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°47'46" AN ARC DISTANCE OF 528.24 FEET TO A POINT OF COMPOUND CURVATURE OF A 270.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; (3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°03'31" AN ARC DISTANCE OF 198.20 FEET TO A POINT OF TANGENCY ON THE EAST RIGHT OF WAY LINE OF SHOTGUN ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 4940, PAGE 626 OF SAID PUBLIC RECORDS OF BROWARD COUNTY; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 01°41'25" WEST 2089.74 FEET TO THE NORTH LINE OF SAID SECTION 28, ALSO BEING THE SOUTH LINE OF SAID SECTION 21; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 00°10'35" WEST 2642.58 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 21; THENCE ALONG SAID NORTH LINE, NORTH 89°58'08" EAST 2564.70 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4), SOUTH 00°04'35" EAST 2641.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 13,430,190 SQUARE FEET (308.315 ACRES) MORE OR LESS.

EXHIBIT "B"
IMPROVEMENTS

Construction of dual Northbound left-turn lanes at the intersection of Weston Road and South Post Road.

EXHIBIT "C"
SECURITY

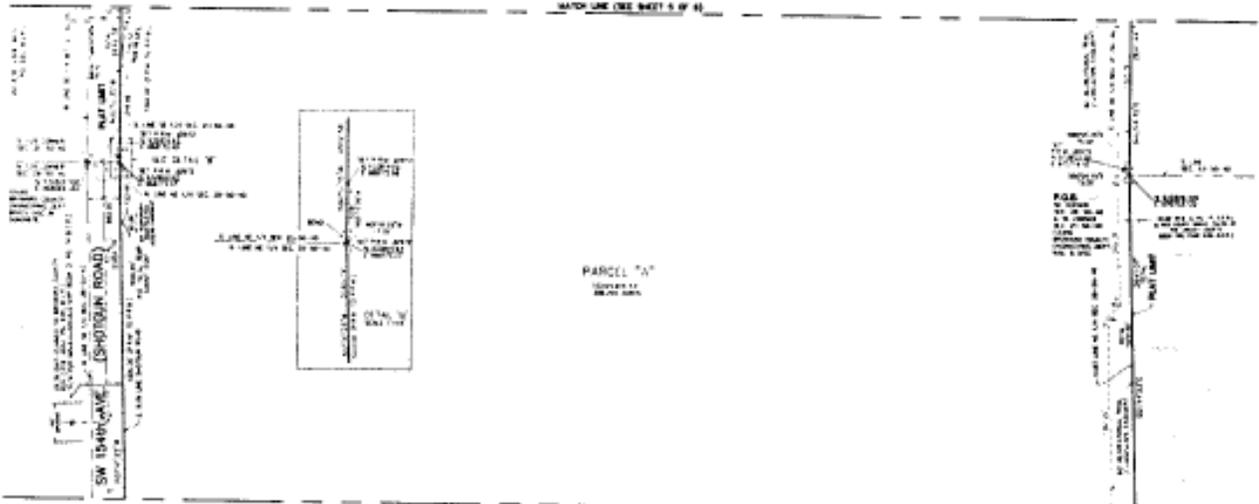
CAF#360
01/16/01
FTL:793301:2

SOUTH POST

A DEVELOPMENT OF 100 ACRES OF LAND IN THE SOUTH POST AREA, TOWNSHIP 28S, RANGE 20E, SECTION 36, TOWN OF DAVID, BROWARD COUNTY, FLORIDA
 AS SHOWN ON A PLAT OF THE SOUTH POST AREA, TOWNSHIP 28S, RANGE 20E, SECTION 36, TOWN OF DAVID, BROWARD COUNTY, FLORIDA, FILED FOR RECORD IN PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOOK 20, PAGE 10,000, ON 08/14/2001.

TOWN OF DAVID, BROWARD COUNTY, FLORIDA

MATCHLINE (SEE SHEET 5 OF 6)



PLAT NOTES

1. THIS PLAT IS A REVISION OF THE PLAT OF THE SOUTH POST AREA, TOWNSHIP 28S, RANGE 20E, SECTION 36, TOWN OF DAVID, BROWARD COUNTY, FLORIDA, FILED FOR RECORD IN PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOOK 20, PAGE 10,000, ON 08/14/2001.

2. THE TOTAL AREA OF THIS PLAT IS 100 ACRES.

3. THE TOTAL AREA OF THE SOUTH POST AREA IS 100 ACRES.

4. THE TOTAL AREA OF THE SOUTH POST AREA IS 100 ACRES.

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10. THE TOTAL AREA OF THE SOUTH POST AREA IS 100 ACRES.

PLAT NOTES CONTINUED

11. THE TOTAL AREA OF THE SOUTH POST AREA IS 100 ACRES.

12. THE TOTAL AREA OF THE SOUTH POST AREA IS 100 ACRES.

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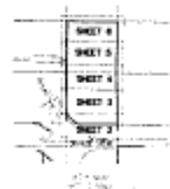
17. THE TOTAL AREA OF THE SOUTH POST AREA IS 100 ACRES.

18. THE TOTAL AREA OF THE SOUTH POST AREA IS 100 ACRES.

19. THE TOTAL AREA OF THE SOUTH POST AREA IS 100 ACRES.

20. THE TOTAL AREA OF THE SOUTH POST AREA IS 100 ACRES.

MATCHLINE (SEE SHEET 3 OF 6)



LEGEND

1. 100' WIDE ROAD

2. 50' WIDE ROAD

3. 25' WIDE ROAD

4. 10' WIDE ROAD

5. 5' WIDE ROAD

6. 2' WIDE ROAD

7. 1' WIDE ROAD

8. 0.5' WIDE ROAD

9. 0.25' WIDE ROAD

10. 0.125' WIDE ROAD

11. 0.0625' WIDE ROAD

12. 0.03125' WIDE ROAD

13. 0.015625' WIDE ROAD

14. 0.0078125' WIDE ROAD

15. 0.00390625' WIDE ROAD

16. 0.001953125' WIDE ROAD

17. 0.0009765625' WIDE ROAD

18. 0.00048828125' WIDE ROAD

19. 0.000244140625' WIDE ROAD

20. 0.0001220703125' WIDE ROAD

21. 0.00006103515625' WIDE ROAD

22. 0.000030517578125' WIDE ROAD

23. 0.0000152587890625' WIDE ROAD

24. 0.00000762939453125' WIDE ROAD

25. 0.000003814697265625' WIDE ROAD

26. 0.0000019073486328125' WIDE ROAD

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67. 0.000000000000000000867361737988401946451190509128540390625' WIDE ROAD

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74. 0.0000000000000000000067762635780343902066499255266419718078125' WIDE ROAD

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79. 0.0000000000000000000002117582368135746939578101727075061619140625' WIDE ROAD

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82. 0.0000000000000000000000264697796016968367494726465893782702390625' WIDE ROAD

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84. 0.000000000000000000000006617444900424209187361811647344567559765625' WIDE ROAD

85. 0.000000000000000000000003308722450212104593680905823672282778828125' WIDE ROAD

86. 0.0000000000000000000000016543612251060522968404529118361413894140625' WIDE ROAD

87. 0.000000000000000000000000827180612553026148420226455918070694703125' WIDE ROAD

88. 0.0000000000000000000000004135903062765130742101132279590353473515625' WIDE ROAD

89. 0.000000000000000000000000206795153138256537105056613979517673678125' WIDE ROAD

90. 0.0000000000000000000000001033975765691282685525283069897588368390625' WIDE ROAD

91. 0.00000000000000000000000005169878828456413427626415349487941841953125' WIDE ROAD

92. 0.000000000000000000000000025849394142282067138132076747439709209765625' WIDE ROAD

93. 0.00000000000000000000000001292469707114103356906603837371985460478125' WIDE ROAD

94. 0.000000000000000000000000006462348535570516784533019187189927302390625' WIDE ROAD

95. 0.0000000000000000000000000032311742677852583922665095935949636511953125' WIDE ROAD

96. 0.0000000000000000000000000016155871338926291961332547967974818259765625' WIDE ROAD

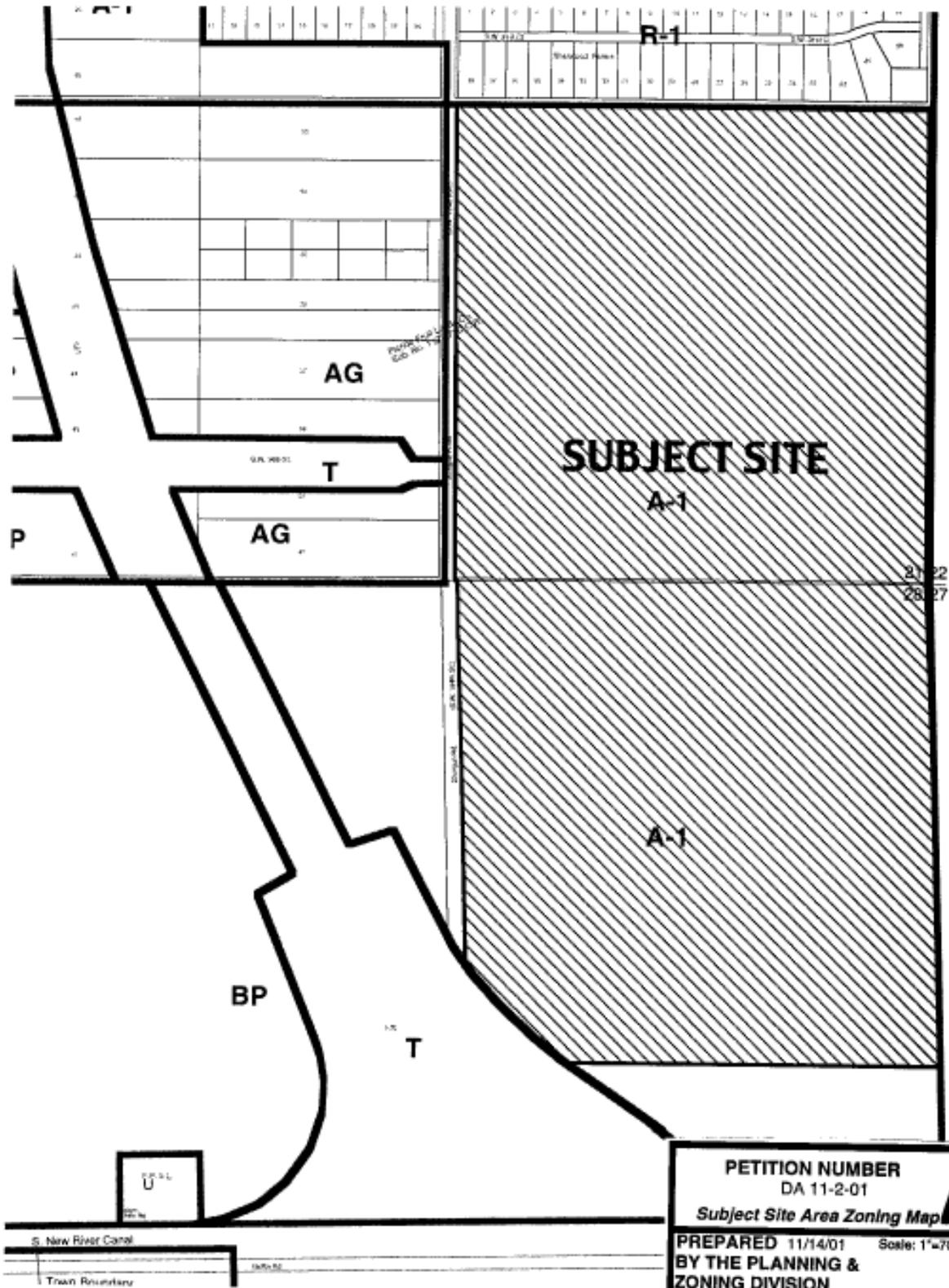
97. 0.0000000000000000000000000008077935669463145980666273983987409294140625' WIDE ROAD

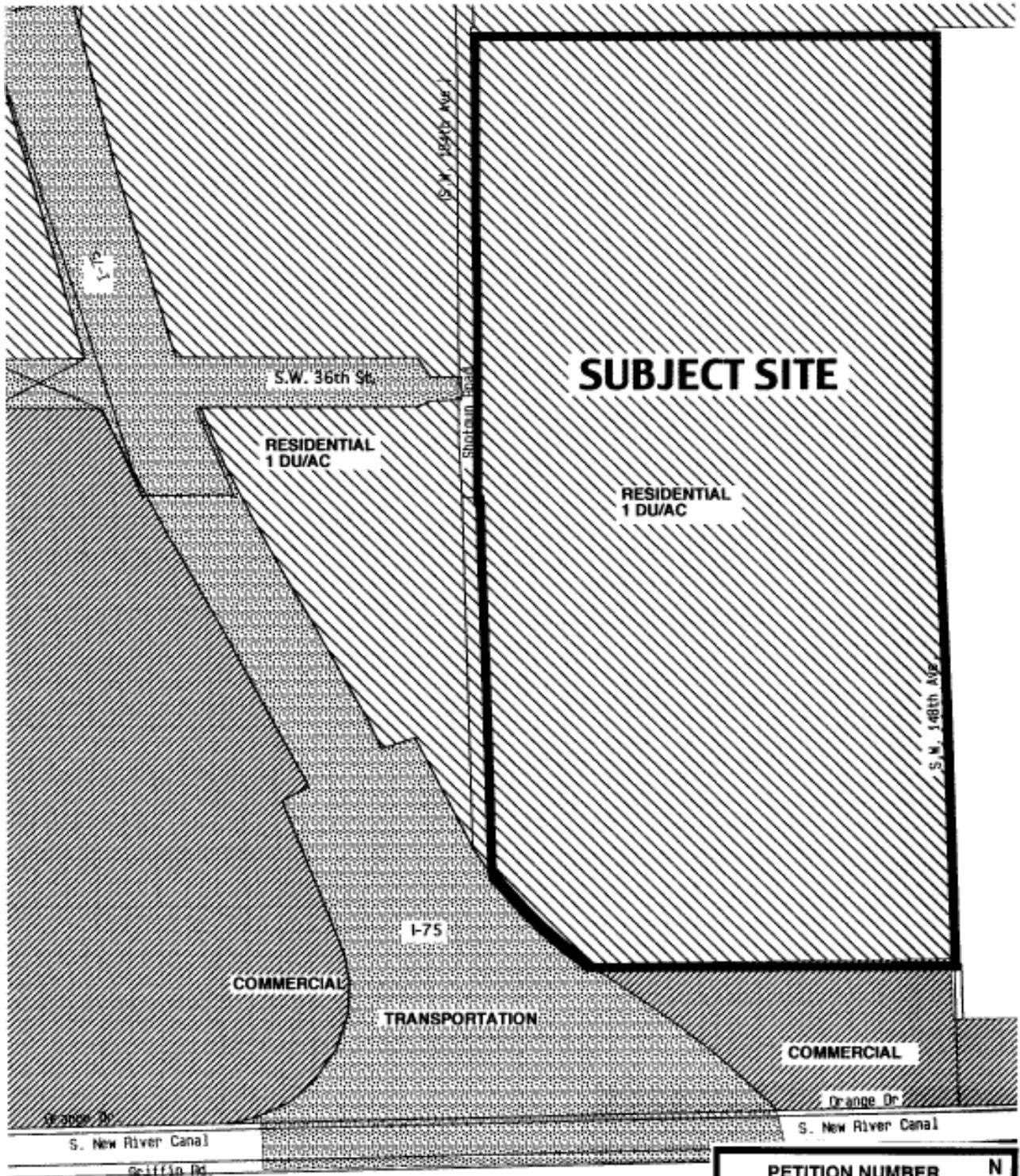
98. 0.000000000000000000000000000403896783473157299033313699199370464703125' WIDE ROAD

99. 0.0000000000000000000000000002019483917365786495166568495996852323515625' WIDE ROAD

100. 0.00000000000000000000000000010097419586828932475832842479984261617578125' WIDE ROAD

INFORMATION ONLY
 May 14, 2001





PETITION NUMBER
 DA 11-2-01
Subject Site Area
Future Land Use Plan

PREPARED 11/14/01 **Scale:** 1"=700'
BY THE PLANNING & ZONING DIVISION

