TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101

SUBJECT: Resolution
DG 3-2-02 Michael Miller, AICP/Mario and Karon Zacco, 5011 State Road 7/Generally located on the west side of State Road 7, 350 feet north of SW 51 Street.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "LESTER INDUSTRIAL PARK PLAT" (131-43), AND PROVIDING AN EFFECTIVE DATE

REPORT IN BRIEF:

The petitioner is requesting to amend the restrictive note of the Lester Industrial Park Plat.

Current Plat Note: This Plat is restricted to 143,000 square feet of general industrial. Commercial and retail uses are not permitted without approval of the Board of County Commissioners, who shall review and address these uses for increased impacts.

Proposed Plat Note: This Plat is restricted to 23,200 square feet of commercial use, 87,200 square feet of general industrial use and 15,300 square feet of mini-warehouse use.

Staff finds the proposed plat note consistent with the rezoning that was recently approved. The 23,200 square feet of commercial uses shall only be located on the B-2, Community Business District portion of the plat, and the industrial and mini-warehouse uses shall be located only within remainder of the plat which is zoned M-2, Medium Industrial District. It is noted that the owner shall satisfy Broward County traffic concurrency requirements by paying transit impact fees as the subject site lies within the urban in-fill area.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve

Attachment(s): Resolution, Planning Report, Justification letter, Land use map, Subject site map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO PLAT" (131-43), AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as Lester Industrial Park Plat was recorded in the public records of Broward County in Plat Book 131, Page 43; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires the Town of Davie to concur with this amendment prior to a review of the proposed amendment by the Broward County Commission.

NOW, THEREFORE,
FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed revision to the restrictive note show on the Lester Industrial Park Plat, the proposed revision being specifically described on the planning report and attachments which are attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF_____ ,2002.

_____
MAYOR/COUNCILMEMBER

ATTEST:

_____

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2002.

Application #: DG 3-2-02 **Revisions:**
Exhibit "A" **Original Report Date: 4/11/2002**

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:		**Agent:**	
Name:	Mario and Karon Zacco	**Name:**	Michael Miller, AICP
Address:	2011 SW 70 Avenue, Unit A-12	**Address:**	7544 Wiles Road, Suite C-202
City:	Davie, FL 33317	**City:**	Coral Springs, FL 33067
Phone:	(954)474-3644	**Phone:**	(954)757-9909

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to revise the restrictive note on the Lester Industrial Park Plat (131-43).

Address/Location: 441 Park of Commerce, 5011 State Road 7/Generally located on the west side of State Road 7, 350 feet north of SW 51 Street.

Future Land Use Plan Designation: Industrial

Zoning: M-2, Medium Industrial District and B-2, Community Business District

Existing Use: Vacant

Proposed Use: 23,200 square foot commercial retail center, 87,200 square feet of general industrial use and 15,300 square feet of mini-warehouse use.

Parcel Size: 9.2 acres (400,863 square feet)

	Surrounding Uses:	**Surrounding Land Use Plan Designation:**
North:	Winn Dixie Shopping Center	Commercial
South:	Pelican Bay Commerce Park	Industrial
East:	Commercial/retail/industrial within the City of Hollywood	Commercial
West:	Industrial Park	Industrial

Surrounding Zoning:
North: Griffin Corridor District, State Road 7 Node

South: M-2, Medium Industrial District
East: C-4, Medium-High Intensity Commercial District, City of Hollywood
West: M-3, Medium Planned Industrial Park District

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: Town Council approved the Lester Industrial Park plat (131-43) on July 17, 1985, with a plat note restricting the plat to 143,100 square feet of general industrial use. Commercial and retail uses are not permitted without approval of the Broward County Board of Commissioners.

Town Council approved a delegation request for the Lester Industrial Park Plat (131-43), DG 5-3-98, to revise the access openings on June 17, 1998.

Town Council approved the Davie Commerce Center II site plan, SP 2-4-98, on July 15, 1998.

Town Council approved the 441 Park of Commerce site plan , SP 3-11-99 (formerly known as Davie Commerce Center II), on May 5, 1999.

Town Council approved the rezoning of 3.12 acres of the subject site, ZB 4-3-01 Laystrom/Zacco, from M-2, Medium Industrial District to B-2, Community Business District utilizing the Broward County 20% industrial to commercial flexibility rule, on November 7, 2001.

APPLICATION DETAILS

The petitioner is requesting to amend the restrictive note of the Lester Industrial Park Plat.

Current Plat Note: This Plat is restricted to 143,000 square feet of general industrial. Commercial and retail uses are not permitted without approval of the Board of County Commissioners, who shall review and address these uses for increased impacts.

Proposed Plat Note: This Plat is restricted to 23,200 square feet of commercial use, 87,200 square feet of general industrial use and 15,300 square feet of mini-warehouse use.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive,

together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated industrial on Nova Drive.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 81.

Applicable Goals, Objectives & Policies: Future Land Use Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

Future Land Use Plan Implementation, Industrial Land Use Category: Commercial and retail business uses, hotel, motel, and similar lodging may be permitted with assignment of "commercial flexibility" as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Davie Future Land Use Plan map within a flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of the surrounding areas for industrial uses.

Staff Analysis/Findings of Fact

Staff finds the proposed plat note consistent with the rezoning that was recently approved. The 23,200 square feet of commercial uses shall only be located on the B-2, Community Business District portion of the plat, and the industrial and mini-warehouse uses shall be located only within remainder of the plat which is zoned M-2, Medium Industrial District. It is noted that the owner shall satisfy Broward County traffic concurrency requirements by paying transit impact fees as the subject site lies within the urban in-fill area.

Staff Recommendation

Recommendation: Based upon the above and the finding of facts in the positive, staff recommends **approval**, of petition DG 3-2-02.

Exhibits

1. Justification letter
2. Land use map
3. Subject site map

Prepared by: _____ Reviewed by: _____

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

March 11th, 2002

TOWN OF DAVIE
6591 Orange Drive
Davie, Florida 33314
Attention: Mark A. Kutney, AICP

Re: **LESTER INDUSTRIAL PARK**
5000 BLOCK STATE ROAD 7
PLAT NOTATION AMENDMENT – DELEGATION REQUEST
ADDITION OF COMMERCIAL USE TO PLAT NOTE
MMPA Project No. 02-0101-0100

Dear Mr. Kutney:

My firm has been retained by Mario and Karon Zacco, the owners of the above referenced property, to prepare and process a Delegation Request before the Town of Davie and Broward County that would have the effect of modifying a note on the recorded plat related to allowable uses and square footages within the boundaries of the property.

The Town of Davie recently rezoned a portion of the subject property adjoining State Road 7 (US 441) to B-2 Commercial. The project is currently designed to have a total of eight (8) buildings consisting primarily of industrial uses, however, the site plan approved by the Town identifies two (2) buildings within the area rezoned for commercial uses totaling 23,184 square feet. The Lester Industrial Park plat was recorded in 1985 and contains the following note:

> "This Plat restricted to 143,100 square feet of general industrial use. Commercial and retail uses are not permitted without approval of the Board of County Commissioners, who shall review and address these uses for increased impacts."

In light of the actions of the Town, the plat note must be modified to allow commercial uses to be constructed on the property. In addition, the developer is also proposing mini-warehouse uses in one building that have much lower traffic generation characteristics than typical industrial uses. I have discussed this matter with your staff and staff members at Broward County to determine the proper procedures and submittal information. I understand the Town Council must approve such plat note modifications instead of the typical municipal consent letter provided by most cities.

7544 Wiles Road Suite C-202 Coral Springs, Florida 33067 Telephone: 954-757-9909

Attached please find the following items required by your staff to process this petition through the Town:

1) Justification Letter.
2) The original Broward County Delegation Request application form with exhibits.
3) One (1) full-size copy of the recorded plat.
4) One (1) reduced copy of the recoded plat.
5) A Broward County Informational TRIPS model computer run describing the estimated additional vehicle trips. It is estimated 200 additional trips will be generated by the plat note amendment. The County's TRIPS report identifies estimated trips per roadway link and roadway impact fees; however, please note the text on the cover page related to the property being located within the County's Urban Infill area. This means Transit Impact Fees will be paid on the increased trips rather than roadway impact fees. The County's note states that the dollar amounts are incorrect (some of the data is also incorrect – SR 7 is now 6 lanes adjoining the plat).
6) An application fee of $195.00.

Please process this request at your earliest convenience and advise my office of any questions, submittal deficiencies and meeting dates so that the matter may be approved by the Town and submitted to Broward County for final approvals and recording.

Very truly yours,

Michael J. Miller, AICP
President

cc: Mario Zacco
Wayne Farler, Construction Manager

EXHIBIT "A"

LEGAL DESCRIPTION
PLAT NOTATION AMENDMENT
LESTER INDUSTRIAL PARK

Parcel A, Lester Industrial Park, according to the plat thereof, as recorded in Plat Book 131, Page 43, of the Public Records of Broward County, Florida.

MAR 13 2002

EXHIBIT "B"

LESTER INDUSTRIAL PARK
PLAT BOOK 131, PAGE 43, BROWARD COUNTY RECORDS
EXISTING PLAT NOTATION LANGUAGE RELATED TO
ALLOWABLE LAND USES AND MAXIMUM SQUARE FOOTAGE

This Plat restricted to 143,100 square feet of general industrial use. Commercial and retail uses are not permitted without approval of the Board of County Commissioners, who shall review and address these uses for increased impacts.

MAR 1 3 2002

EXHIBIT "C"

LESTER INDUSTRIAL PARK
PLAT BOOK 131, PAGE 43, BROWARD COUNTY RECORDS
PROPOSED PLAT NOTATION LANGUAGE RELATED TO
ALLOWABLE LAND USES AND MAXIMUM SQUARE FOOTAGE

This Plat is restricted to 23,200 square feet of commercial use, 87,200 square feet of general industrial use and 15,300 square feet of mini-warehouse use.

MAR 1 3 2002

1 3/ 5/ 2

LESTER INDUSTRIAL PARK 021-INF-0

0 THIS TRIPS RUN WAS EXECUTED AS A DELEGATION REQUEST TO AMEND THE NOTE ON THE FACE OF THE PLAT FROM 143,100 SQ. FT. INDUSTRIAL USE TO 23,200 SQ. FT. COMMERCIAL, 87,200 SQ. FT. INDUSTRIAL, 15,300 SQ. FT. MINI WAREHOUSE.

HOWEVER, PLEASE BE ADVISED THAT THIS PROPERTY IS LOCATED WITHIN THE URBAN INFILL AREA AND IS SUBJECT TO TRANSIT IMPACT FEES. THIS TRIPS RUN WAS EXECUTED FOR TRAFFIC DISTRIBUTION PURPOSES ONLY. THEREFORE, THE IMPACT FEE LISTED BELOW IS INCORRECT.

0 TOTAL WORK ATTRACTIONS = 34
TOTAL SHOPPING ATTRACTIONS = 46
TOTAL OTHER ATTRACIONS = 38
TOTAL NON HOME-BASED ATTRACTIONS = 82
0 TOTAL TRIPS 200

0 $ 247924

1	SR 7	4LD	3469	106.4	$	113916
	FROM: GRIFFIN RD	3260	336	10.3		
	TO: SW 51 ST (NORTHBOUND)		44	1.3		
	SEG NO: 716		3849	118.0		
0	SR 7	4LD	3469	106.4	$	113338
	FROM: SW 51 ST (NORTHBOUND)	3260	340	10.4		
	TO: STIRLING RD		13	0.3		
	SEG NO: 717		3822	117.1		
0	SR 7	4LD	3002	99.4	$	5539
	FROM: JOHNSON ST	3020	113	3.7		
	TO: HOLLYWOOD BLVD		1	0.1		
	SEG NO: 806		3116	103.2		
0	SR 7	4LD	3218	98.7	$	2650
	FROM: HOLLYWOOD BLVD	3260	185	5.6		
	TO: MADISON ST		1	0.1		
	SEG NO: 994		3404	104.4		
0	DAVIE BLVD	4LD	2706	89.6	$	2521
	FROM: SW 15 AV	3020	383	12.6		
	TO: I-95		1	0.1		
	SEG NO: 523		3090	102.3		
0	SR 7	4LD	3166	97.1	$	1840
	FROM: WASHINGTON ST	3260	151	4.6		
	TO: PLUNKETT ST		1	0.1		
	SEG NO: 870		3318	101.8		
0	SR 7	4LD	3166	97.1	$	1602
	FROM: PLUNKETT ST	3260	113	3.4		
	TO: PEMBROKE RD		1	0.1		
	SEG NO: 871		3280	100.6		
0	SR 7	4LD	3218	98.7	$	1177
	FROM: MADISON ST	3260	189	5.7		
	TO: WASHINGTON ST		1	0.1		
	SEG NO: 869		3408	104.5		
0	NOB HILL RD	4LD	3361	103.0	$	531
	FROM: SW 2 ST	3260	277	8.4		
	TO: SR 84/I-595		1	0.1		
	SEG NO: 1259		3639	111.5		
0	HALLANDALE BEACH BLVD	4LD	2797	92.6	$	605
	FROM: SW 56 AV	3020	569	18.8		

	TO: SR 7		1	0.1		
	SEG NO: 917		3367	111.5		
0	RAVENSWOOD RD	OL2	978	98.7	$	456
	FROM: GRIFFIN RD	990	137	13.8		
	TO: SW 42 ST		1	0.1		
	SEG NO: 1194		1116	112.6		
0	DAVIE BLVD	4LD	3062	101.3	$	350
	FROM: I-95	3020	385	12.7		
	TO: SW 23 AV		1	0.1		
	SEG NO: 548		3448	114.1		
1	SW 30 AV	OL2	997	100.7	$	300
	FROM: SW 42 ST	990	185	18.4		
	TO: GRIFFIN RD		1	0.1		
	SEG NO: 1546		1181	119.2		
0	NOB HILL RD	4LD	2997	99.2	$	285
	FROM: BROWARD BLVD	3020	193	6.3		
	TO: NW 6 ST		1	0.1		
	SEG NO: 1231		3191	105.6		
0	HALLANDALE BEACH BLVD	4LD	2970	98.3	$	256
	FROM: SW 40 AV	3020	556	18.4		
	TO: SW 56 AV		0	0.1		
	SEG NO: 918		3526	116.8		
0	SHERIDAN ST	4LD	3686	113.0	$	246
	FROM: PALM AV	3260	170	5.2		
	TO: DOUGLAS RD		1	0.1		
	SEG NO: 775		3857	118.3		
0	MIRAMAR PKWY	4LD	2872	88.0	$	236
	FROM: DOUGLAS RD	3260	495	15.1		
	TO: PALM AV		1	0.1		
	SEG NO: 1002		3368	103.2		
0	PINE ISLAND RD	4LD	2956	90.6	$	217
	FROM: ORANGE GROVE DR	3260	748	22.9		
	TO: SR 84/I-595		1	0.1		
	SEG NO: 1589		3705	113.6		
0	ROCK ISLAND RD	OL4	2905	100.8	$	159
	FROM: MCNAB RD	2880	149	5.1		
	TO: BAILEY RD		1	0.1		
	SEG NO: 282		3055	106.0		
0	ROCK ISLAND RD	OL4	2861	99.3	$	159
	FROM: BAILEY RD	2880	166	5.7		
	TO: COMMERCIAL BLVD		1	0.1		
	SEG NO: 283		3028	105.1		
0	HIATUS RD	OL2	923	93.2	$	134
	FROM: STIRLING RD	990	210	21.2		
	TO: SE LAKE BLVD		0	0.1		
	SEG NO: 1127		1133	114.5		
0	PINES BLVD	6LD	4252	86.9	$	115
	FROM: I-75	4890	2069	42.3		
	TO: GRAND PALMS DR		0	0.1		
	SEG NO: 833		6321	129.3		
0	NOB HILL RD	4LD	2997	99.2	$	113
	FROM: NW 6 ST	3020	158	5.2		
	TO: CLEARY BLVD		1	0.1		
	SEG NO: 1586		3156	104.5		
0	ATLANTIC BLVD	4LD	3836	127.0	$	104
	FROM: NE 11 AV	3020	194	6.4		
	TO: CYPRESS RD		0	0.1		
	SEG NO: 184		4030	133.5		
1	ATLANTIC BLVD	4LD	3173	105.0	$	95
	FROM: US 1	3020	194	6.4		
	TO: NE 11 AV		0	0.1		
	SEG NO: 185		3367	111.5		
0	NOB HILL RD	4LD	3361	103.0	$	94

	FROM: SW 2 ST	3260	272	8.3		
	TO: BROWARD BLVD		1	0.1		
	SEG NO: 1686		3634	111.4		
0	PINE ISLAND RD	4LD	2956	90.6	$	91
	FROM: ORANGE GROVE DR	3260	626	19.2		
	TO: NOVA DR		1	0.1		
	SEG NO: 648		3583	109.9		
0	POWERLINE RD	4LD	3183	105.3	$	85
	FROM: HILLSBORO BLVD	3020	363	12.0		
	TO: WEST DR		0	0.1		
	SEG NO: 34		3546	117.4		
0	ROCK ISLAND RD	OL4	2949	102.3	$	76
	FROM: TAM O SHANTER BLVD	2880	148	5.1		
	TO: MCNAB RD		1	0.1		
	SEG NO: 234		3098	107.5		
0	POWERLINE RD	4LD	2988	98.9	$	60
	FROM: NW 6 ST	3020	352	11.6		
	TO: HILLSBORO BLVD		0	0.1		
	SEG NO: 8		3340	110.6		
0	ROCK ISLAND RD	OL4	3079	106.9	$	57
	FROM: ATLANTIC BLVD	2880	268	9.3		
	TO: SOUTHGATE BLVD		0	0.1		
	SEG NO: 231		3347	116.3		
0	SHERIDAN ST	4LD	2700	82.8	$	51
	FROM: HIATUS RD	3260	771	23.6		
	TO: FLAMINGO RD		0	0.1		
	SEG NO: 771		3471	106.5		
0	ROCK ISLAND RD	OL4	2949	102.3	$	49
	FROM: KIMBERLY BLVD	2880	152	5.2		
	TO: TAM O SHANTER BLVD		1	0.1		
	SEG NO: 1120		3102	107.6		
0	POWERLINE RD	4LD	3183	105.3	$	48
	FROM: WEST DR	3020	534	17.6		
	TO: SE/SW 10 ST (DFB)		1	0.1		
	SEG NO: 35		3718	123.0		
0	ROCK ISLAND RD	OL4	3014	104.6	$	45
	FROM: FOREST BLVD	2880	401	13.9		
	TO: KIMBERLY BLVD		1	0.1		
	SEG NO: 233		3416	118.6		
0	ROCK ISLAND RD	OL4	3014	104.6	$	44
	FROM: SOUTHGATE BLVD	2880	298	10.3		
	TO: FOREST BLVD		0	0.1		
	SEG NO: 232		3312	115.0		
1	WILES RD	4LD	2912	89.3	$	42
	FROM: CREEKSIDE DR	3260	453	13.8		
	TO: ROCK ISLAND RD		0	0.1		
	SEG NO: 66		3365	103.2		
0	DIXIE HWY	2LU	1661	119.4	$	36
	FROM: PALM BEACH COUNTY LINE	1390	260	18.7		
	TO: NE 2 ST		0	0.1		
	SEG NO: 4		1921	138.2		
0	NW 7 AV	OL4	1883	86.7	$	36
	FROM: BROWARD BLVD	2170	366	16.8		
	TO: SW 2 ST		0	0.1		
	SEG NO: 530		2249	103.6		
0	SW 184 AV	OL2	865	87.3	$	36
	FROM: SHERIDAN ST	990	208	21.0		
	TO: JOHNSON ST		0	0.1		
	SEG NO: 1614		1073	108.4		
0	PALM AV	4LD	2709	89.7	$	34
	FROM: TAFT ST	3020	346	11.4		
	TO: JOHNSON ST		0	0.1		
	SEG NO: 822		3055	101.2		

0	PROSPECT RD	OL2	1696	171.3	$	26
	FROM: PROSPECT RD	990	169	17.0		
	TO: NW 27 AV		0	0.1		
	SEG NO: 303		1865	188.4		
0	WILES RD	4LD	2912	89.3	$	23
	FROM: SR 7	3260	489	15.0		
	TO: CREEKSIDE DR		0	0.1		
	SEG NO: 1578		3401	104.4		
0	SW 172 AV	OL2	626	63.2	$	23
	FROM: PEMBROKE RD	990	433	43.7		
	TO: MIRAMAR PKWY		0	0.1		
	SEG NO: 1654		1059	107.0		
0	NW 172 AV	OL2	981	99.0	$	22
	FROM: SHERIDAN ST	990	365	36.8		
	TO: 0.41 MI N OF PINES BLVD		0	0.1		
	SEG NO: 1620		1346	135.9		
0	UNIVERSITY DR	4LD	2467	81.6	$	21
	FROM: WILES RD	3020	715	23.6		
	TO: WESTVIEW DR		0	0.1		
	SEG NO: 1150		3182	105.3		
0	POWERLINE RD	4LD	2988	98.9	$	20
	FROM: PALM BEACH COUNTY LINE	3020	307	10.1		
	TO: NW 6 ST		0	0.1		
	SEG NO: 7		3295	109.1		
0	PINES BLVD	6LD	4252	86.9	$	20
	FROM: GRAND PALMS DR	4890	1632	33.3		
	TO: DYKES RD		0	0.1		
	SEG NO: 832		5884	120.3		
1	DIXIE HWY	2LD	1661	119.4	$	17
	FROM: NE 2 ST	1390	248	17.8		
	TO: HILLSBORO BLVD		0	0.1		
	SEG NO: 5		1909	137.3		
0	SHERIDAN ST	4LD	3484	106.8	$	15
	FROM: 0.13 MI E OF SW 160 AV	3260	720	22.0		
	TO: SW 160 AV		0	0.1		
	SEG NO: 1670		4204	128.9		
0	SW 184 AV	OL2	548	55.3	$	9
	FROM: PEMBROKE RD	990	465	46.9		
	TO: MIRAMAR PKWY		0	0.1		
	SEG NO: 1724		1013	102.3		
1						

PLAT BOOK 131 PAGE 43

LESTER INDUSTRIAL PARK

A REPLAT OF A PORTION OF TRACT 3, SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, IN NEWMAN'S SURVEY RECORDED IN PLAT BOOK 2, PAGE 26 DADE COUNTY, FLORIDA RECORDS, SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA

BOGGS HUTCHISON & ASSOCIATES
-LAND SURVEYORS-

TOWN PLANNING AND ZONING BOARD

TOWN COUNCIL

DEVELOPMENT SERVICES DEPARTMENT

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY ENGINEER DIVISION MINERAL RIGHTS

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION RECORDING DIVISION

BROWARD COUNTY ENGINEERING DIVISION

BROWARD COUNTY PLANNING COUNCIL

DESCRIPTION

SURVEYOR'S CERTIFICATE

NEWMAN'S SURVEY SEC. 36-50-41
(2/26 U)

NOT INCLUDED

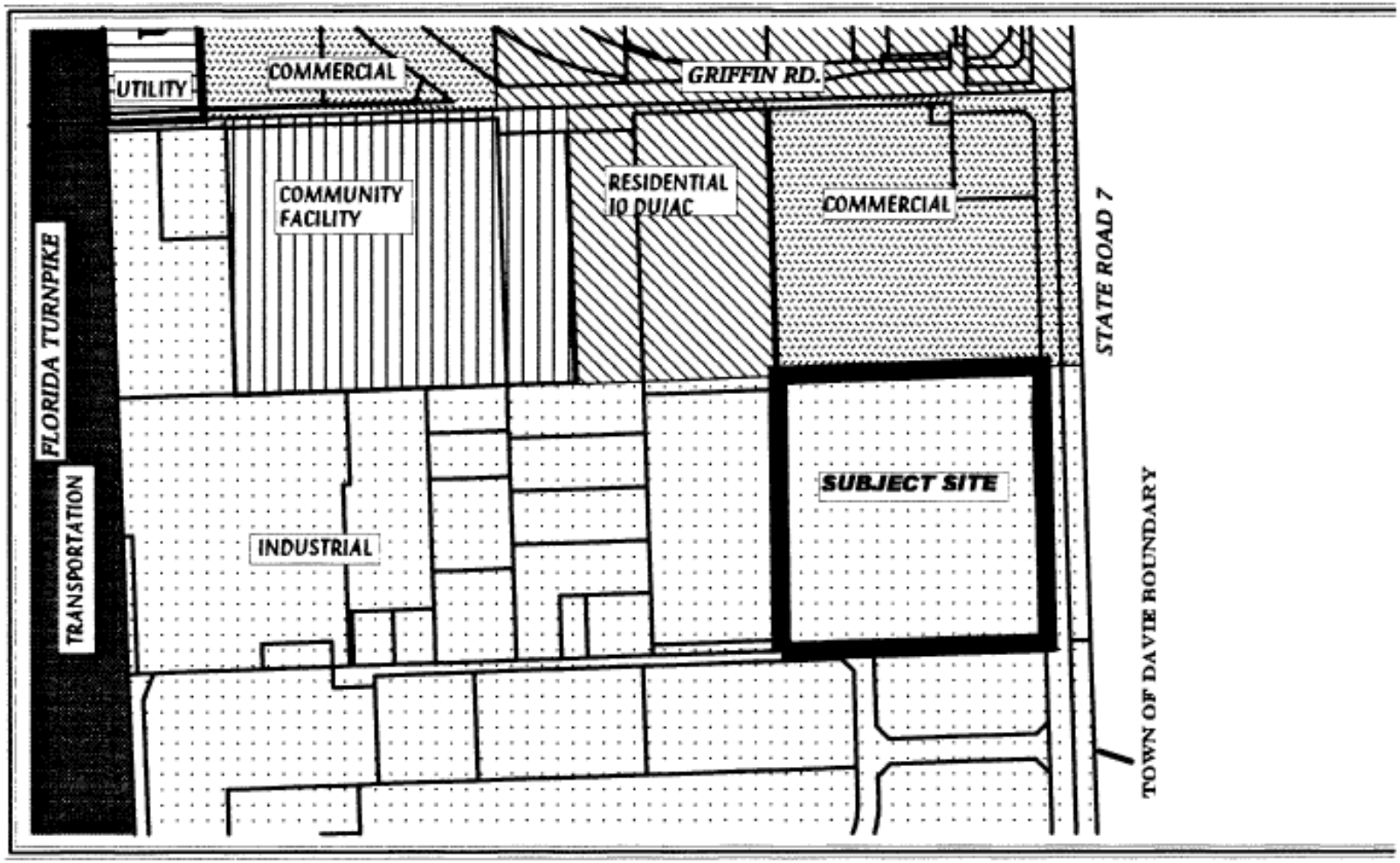
PARCEL 'A'

CENTRAL BROWARD DRAINAGE DISTRICT

DEDICATION

ACKNOWLEDGEMENT

BROWARD COUNTY OFFICE OF PLANNING

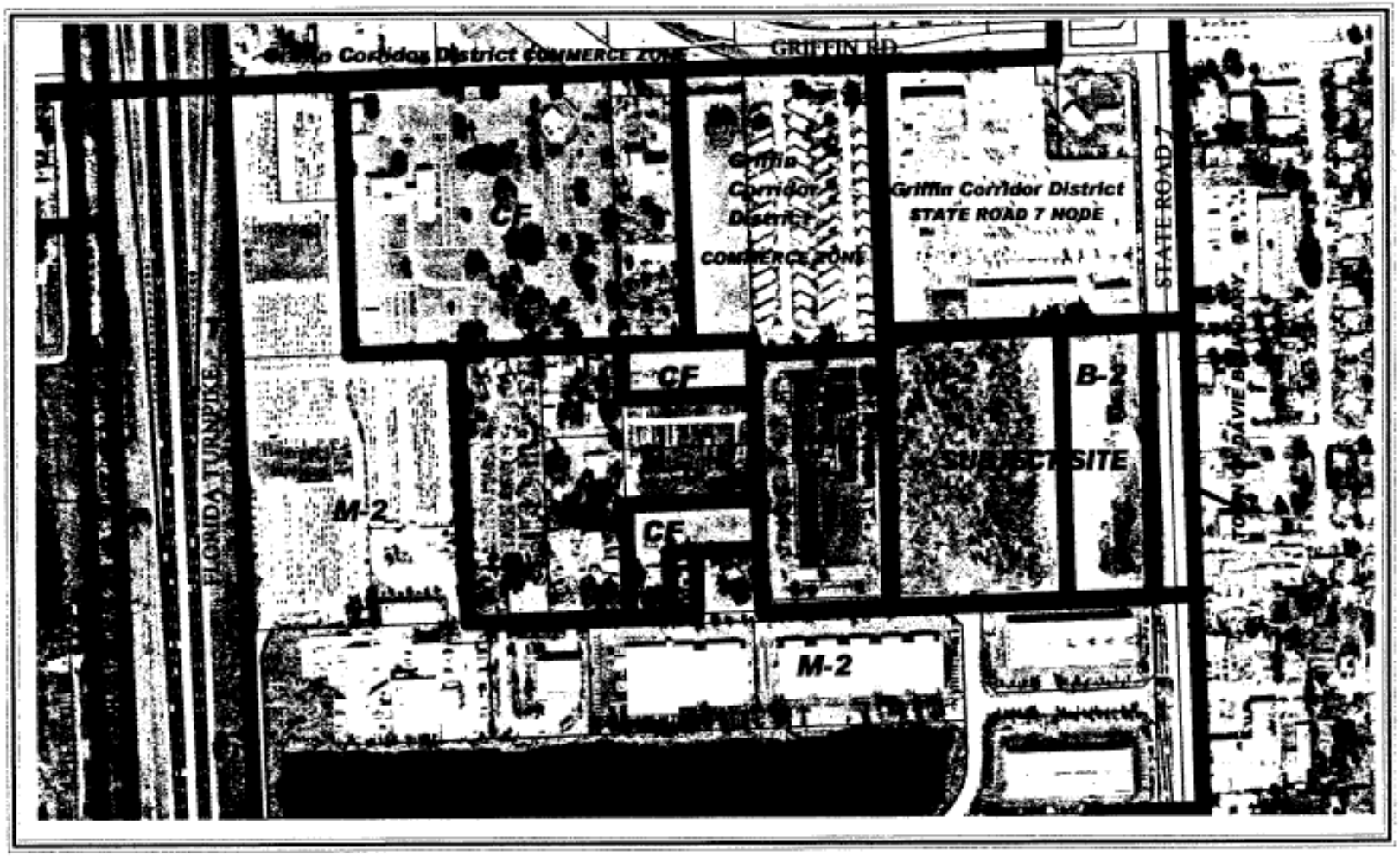


N

300 0 300 Feet

PETITION NUMBER: DG 3-2-02

FUTURE LAND USE MAP
Date: Flown: January, 2001
Scale: 1"= 300'
Planning & Zoning Division - GIS
Prepared 3/22/02



N

300 0 300 Feet

PETITION NUMBER: DG 3-2-02

Zoning and Aerial Map
Date: Flown: January, 2001
Scale: 1"= 300'
Planning & Zoning Division - GIS
Prepared 4/03/02