

# TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Bradley Swing, Planner II

**SUBJECT:** Delegation Request, DG 12-1-03 Pine Island Commercial Plat, 8501 Orange Drive/Generally located at the northwest corner of Pine Island Road and Orange Drive.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING APPLICATION DG 12-1-03, CONSENTING TO AN APPLICATION FOR FINDINGS OF ADEQUACY FOR THE PINE ISLAND COMMERCIAL PLAT (167-50); AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

When plats are approved, Broward County places a five (5) year time limit on its finding that there is adequate infrastructure to support development on a plat. The five (5) year expiration of the Findings of Adequacy for the Pine Island Commercial Plat will occur on January 19, 2004. The applicant asks that the Town consent to their request to Broward County to allow the subject site to be developed with 100 townhouses and 4,800 square feet of commercial, as was previously approved on the plat. A request for site plan approval, under application SP 10-5-02 Pine Island Homes, was approved by Town Council on April 2, 2003.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** None

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds that the application is complete and suitable for transmittal to Town Council for consideration.

**Attachment(s):** Resolution

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING APPLICATION DG 12-1-03, CONSENTING TO AN APPLICATION FOR FINDINGS OF ADEQUACY FOR THE PINE ISLAND COMMERCIAL PLAT (167-50); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the plat known as Pine Island Commercial was recorded in the public records of Broward County in Plat Book 167, Page 50; and

WHEREAS, Westbrook Homes proposes to develop properties known as the Pine Island Commercial Plat (167-50); and

WHEREAS, the Findings of Adequacy, by the Broward County Board of County Commissioners Broward County, for said plat, expires on January 19, 2004; and

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 consent to an Application of Findings of Adequacy for the Pine Island Commercial Plat (167-50), with the following plat note: "Tract A (see legal description attached) is restricted to 100 Townhouses; Tract B (see legal description attached) is restricted to 4,800 square feet of commercial; and Tract C (see legal description attached) is restricted to open space."

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

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

LAND DESCRIPTION  
A PORTION OF PARCELS A AND B  
"PINE ISLAND COMMERCIAL"  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA  
NOTE AMENDMENT - TRACT A

A portion of Parcels A and B, "PINE ISLAND COMMERCIAL", according to the plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, being more particularly described as follows:

**BEGIN** at the Southwest corner of said Parcel 'A';

THENCE North 02°05'55" West, on the West line of said Parcel "A", a distance of 168.58 feet;

THENCE North 87°54'05" East, a distance of 24.23 feet to a point on the arc of a non-tangent curve concave Northeasterly whose radius point bears North 43°22'51" East and a point on the Westerly line of a 32.00 foot Lake Maintenance Easement as shown on said plat "PINE ISLAND COMMERCIAL";

THENCE Southeasterly on the arc of said curve and on said Lake Maintenance Easement, having a radius of 67.00 feet, a central angle of 44°31'55" and an arc distance of 52.07 feet to a point of non-tangency;

THENCE North 88°27'19" East, a distance of 95.47 feet;

THENCE North 83°24'41" East, a distance of 12.44 feet to the beginning of a tangent curve concave Northwesterly and a point on the Easterly line of a Conservation Easement as described in Official Records Book 30470, Page 397, of the Public Records of Broward County, Florida;

THENCE on said Conservation Easement the following four (4) courses and distances;

1. Northeasterly on the arc of said curve having a radius of 120.00 feet, a central angle of 28°11'26" and an arc distance of 59.04 feet to a point of tangency;
2. North 55°13'15" East, a distance of 105.89 feet to the beginning of a tangent curve concave Northwesterly;
3. Northeasterly on the arc of said curve having a radius of 220.00 feet, a central angle of 53°43'19" and an arc distance of 206.28 feet to a point of tangency;
4. North 01°29'56" East, a distance of 75.59 feet to a point on said 32.00 foot Lake Maintenance Easement line;

Prepared by:  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
1800 Ester Drive, Suite 600  
Fort Lauderdale, Florida 33316  
5/13/2003  
P:\Projects\2002\022467 Pine Island Commercial\SURVEY\Legal Descriptions\022467 Note Amendment Tract A LGL.doc

THENCE South 88°30'04" East on said Lake Maintenance Easement line, a distance of 12.00 feet to a point on the arc of a non-tangent curve concave Southwesterly whose radius point bears North 88°30'04" West;

THENCE Northwesterly on the arc of said curve and on said Lake Maintenance Easement line, having a radius of 67.00 feet, a central angle of 27°31'41" and an arc distance of 32.19 feet to a point of non-tangency;

THENCE North 01°27'54" West, a distance of 49.15 feet to a point on the North boundary line of said Parcel "A";

THENCE North 88°32'06" East on said North boundary line, a distance of 749.57 feet to the Northeast corner of said Parcel "A";

THENCE on the East boundary line of said Parcel "A" the following three (3) courses and distances;

1. South 02°07'53" East, a distance of 95.13 feet;
2. North 87°52'07" East, a distance of 12.00 feet;
3. South 02°07'53" East, a distance of 260.80 feet;

THENCE South 87°52'07" West, a distance of 302.03 feet;

THENCE South 02°07'53" East, a distance of 59.28 feet to a point on the North line of a Ingress-Egress Easement as shown on said plat "PINE ISLAND COMMERCIAL";

THENCE South 88°27'19" West on said Ingress-Egress line, a distance of 50.00 feet;

THENCE South 02°07'53" East on said Ingress-Egress line, a distance of 124.00;

THENCE South 01°32'41" East, a distance of 12.00 feet to a point on the South boundary line of said Parcel "A";

THENCE on said South boundary line the following seven (7) courses and distances;

1. North 84°42'07" West, a distance of 100.72 feet;
2. South 88°27'19" West, a distance of 295.00 feet;

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9/13/2003  
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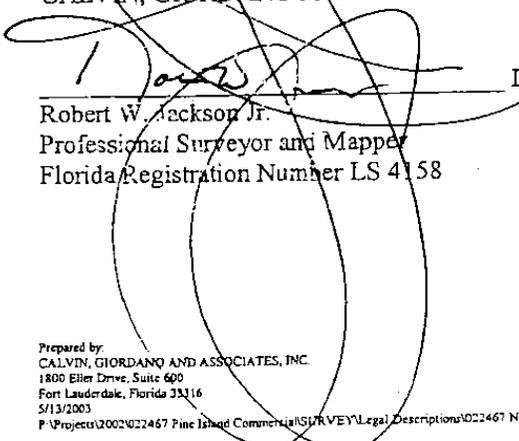
3. South 01°32'41" East, a distance of 12.00 feet;
4. North 84°42'07" West, a distance of 100.72 feet;
5. South 88°27'19" West, a distance of 217.00 feet;
6. South 01°32'41" East, a distance of 12.00 feet;
7. South 88°27'19" West, a distance of 133.43 feet to the **POINT OF BEGINNING**.

Said lands lying in the Town of Davie, Broward County, Florida and containing 435,310 square feet (9.9933 acres) more or less.

**NOTES:**

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
3. Bearings shown hereon are relative to the South boundary of Parcel 'A', "PINE ISLAND COMMERCIAL", Plat Book 167, Page 50, Broward County, Florida. Line Bears North 88°27'19" East
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey

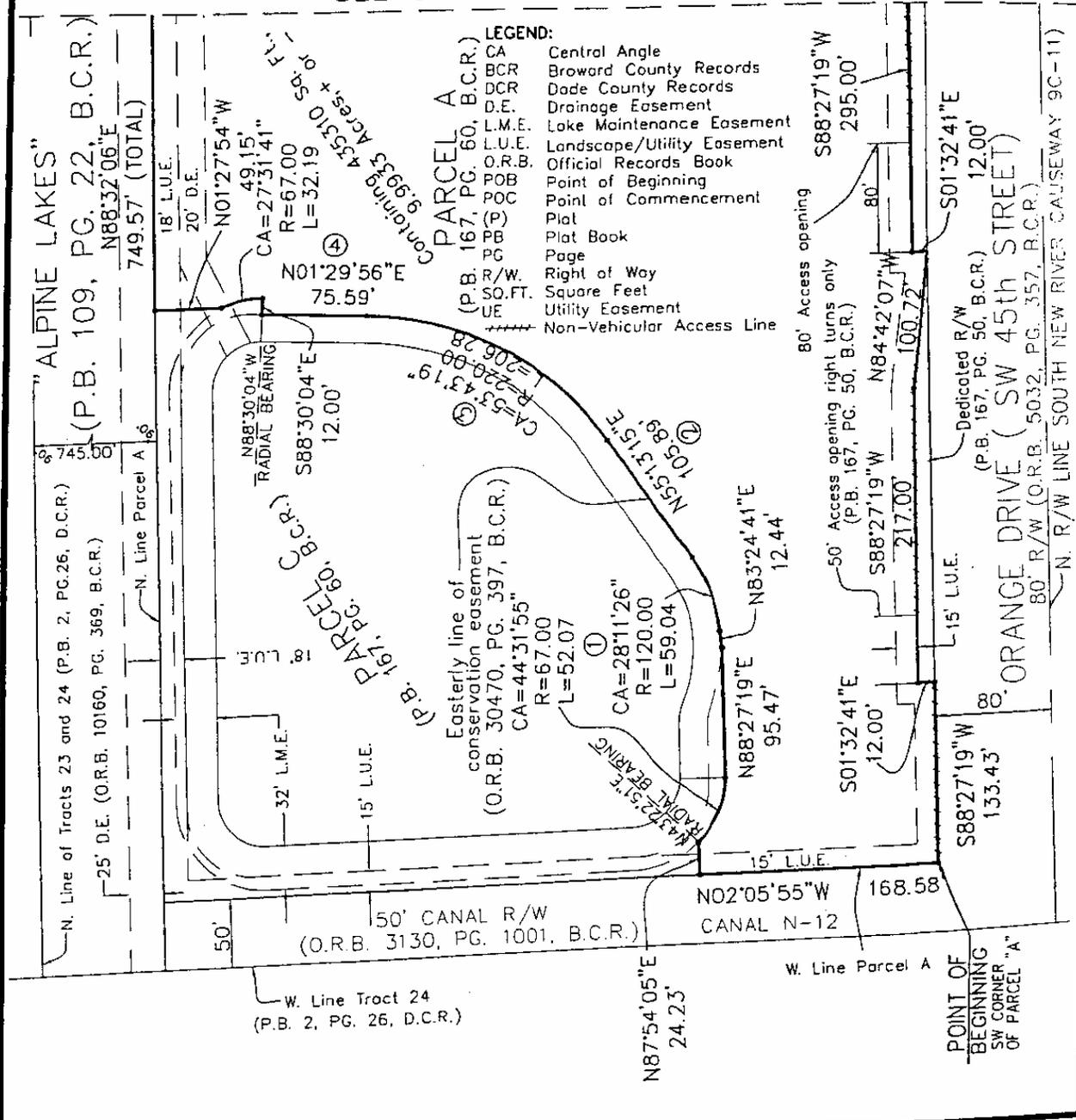
CALVIN, GIORDANO AND ASSOCIATES, INC.

 Date: 5/13/2003  
 Robert W. Jackson Jr.  
 Professional Surveyor and Mapper  
 Florida Registration Number LS 4158

Prepared by:  
 CALVIN, GIORDANO AND ASSOCIATES, INC.  
 1800 Elliot Drive, Suite 600  
 Fort Lauderdale, Florida 33316  
 5/13/2003  
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# SKETCH OF DESCRIPTION

NOTE AMENDMENT - TRACT A  
 PORTION OF PARCELS A AND B "PINE ISLAND COMMERCIAL"  
 PLAT BOOK 167, PAGE 50  
 TOWN OF DAVIE, BROWARD COUNTY, FLORIDA  
 SEE SHEET 5 OF 5



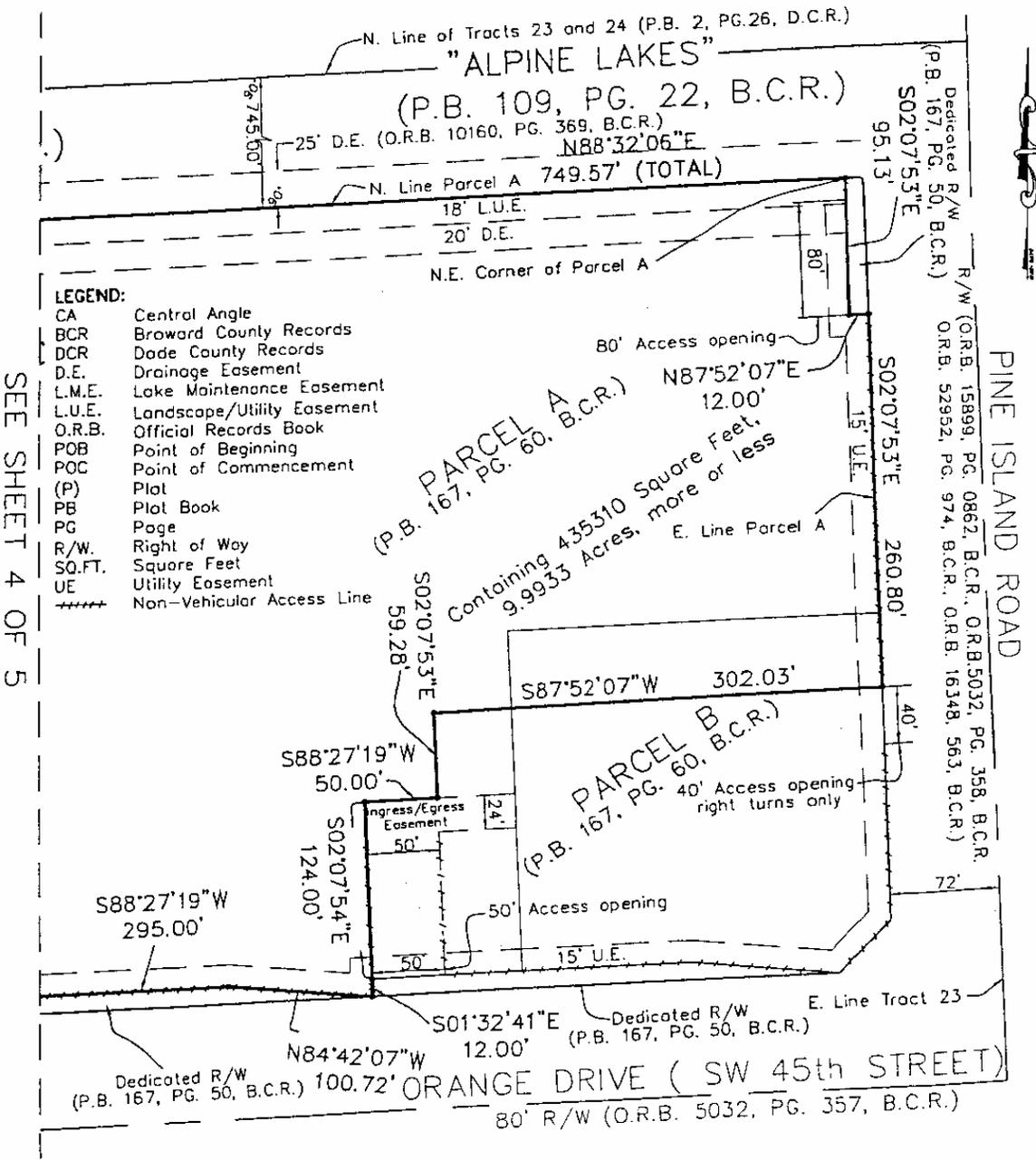
**Calvin, Giordano & Associates, Inc.**  
 Engineers Surveyors Planners  
 1800 Eller Drive Suite 600  
 Fort Lauderdale, Florida 33318  
 954.921.7781 954.821.8907 fax

**SKETCH OF DESCRIPTION**  
**A PORTION OF PARCELS A & B**  
**"PINE ISLAND COMMERCIAL"**

SCALE 1" = 100'	PROJECT No 02-2467	SHEET 4
PLOT DATE 09-04-02	CAO FILE	OF 5

# SKETCH OF DESCRIPTION

NOTE AMENDMENT - TRACT A  
 PORTION OF PARCELS A AND B "PINE ISLAND COMMERCIAL"  
 PLAT BOOK 167, PAGE 50  
 TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SEE SHEET 4 OF 5



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 954.921.7761 954.921.8807 fax

SKETCH OF DESCRIPTION  
 A PORTION OF PARCELS A & B  
 "PINE ISLAND COMMERCIAL"

SCALE  
 1"=100'  
 PLOT DATE  
 09-04-02

PROJECT No  
 02-2467  
 CAD FILE

SHEET  
 5  
 OF  
 5

LAND DESCRIPTION  
A PORTION OF PARCELS A AND B  
"PINE ISLAND COMMERCIAL"  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA  
NOTE AMENDMENT – TRACT B

A portion of Parcels A and B, "PINE ISLAND COMMERCIAL", according to the plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, being more particularly described as follows:

**BEGIN** at the Southernmost S.E. corner of said Parcel 'B';

THENCE North 84°41'22" West on the South line of said Parcel 'B', a distance of 100.53 feet;

THENCE South 87°27'18" West, a distance of 217.00 feet to a point on the West line of an Ingress-Egress Easement as shown on said plat of "PINE ISLAND COMMERCIAL";

THENCE North 02°07'54" West on said Ingress-Egress line, a distance of 124.00 feet to a point on the North line of said Ingress-Egress Easement as shown on said plat "PINE ISLAND COMMERCIAL";

THENCE North 88°27'18" East on the said North Ingress-Egress line, a distance of 50.00 feet;

THENCE North 02°07'54" West, a distance of 59.28;

THENCE North 87°52'06" East, a distance of 302.03 feet to a point on the East boundary line of said Parcel "B";

THENCE South 02°07'54" East on said East boundary line of Parcel "B", a distance of 163.01 feet;

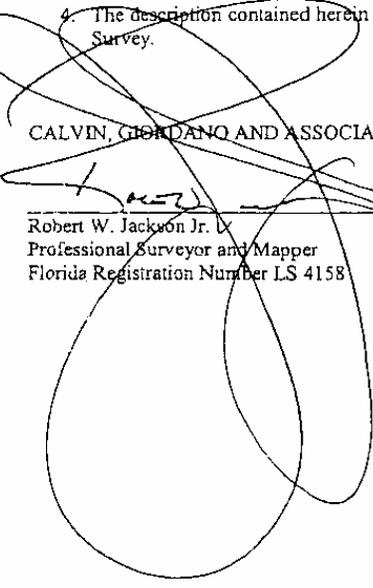
THENCE South 43°09'42" West on the Southeasterly boundary line of Parcel "B", a distance of 49.75 feet to the **POINT OF BEGINNING**

Said lands lying in the Town of Davie, Broward County, Florida and containing 62,418 square feet (1.4329 acres) more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
3. Bearings shown hereon are relative to the South boundary of Parcel 'A', "PINE ISLAND COMMERCIAL", Plat Book 167, Page 50, Broward County, Florida. Line Bears North  $88^{\circ}27'18''$  East
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

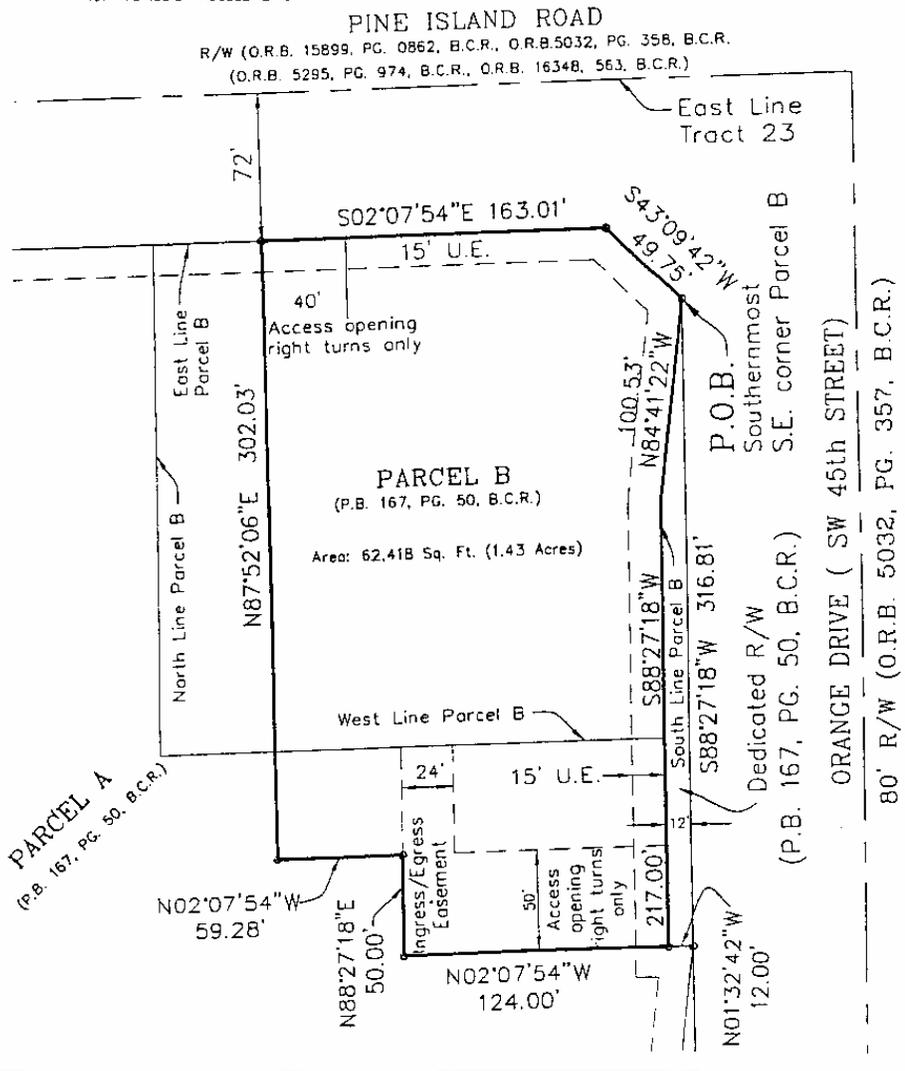
  
Robert W. Jackson Jr.  
Professional Surveyor and Mapper  
Florida Registration Number LS 4158

Date: 5/13/2003

# SKETCH OF DESCRIPTION NOTE AMENDMENT - TRACT B PORTION OF PARCELS A AND B "PINE ISLAND COMMERCIAL"

PLAT BOOK 167, PAGE 50  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

- LEGEND:**
- CA Central Angle
  - BCR Broward County Records
  - DCR Dade County Records
  - D.E. Drainage Easement
  - L.M.E. Lake Maintenance Easement
  - L.U.E. Landscape/Utility Easement
  - O.R.B. Official Records Book
  - POB Point of Beginning
  - POC Point of Commencement
  - (P) Plat
  - PB Plat Book
  - PG Page
  - R/W Right of Way
  - SO.FT. Square Feet
  - UE Utility Easement
  - Non-Vehicular Access Line



**GA**  
Calvin, Giordano & Associates, Inc.  
Engineers Surveyors Planners  
1800 Eller Drive Suite 000  
Fort Lauderdale, Florida 33318  
954 921 7781 954 921 8807 fax

**SKETCH OF DESCRIPTION  
A PORTION OF PARCELS A & B  
"PINE ISLAND COMMERCIAL"**

SCALE 1" = 60'	PROJECT NO. 02-2467	SHEET <b>3</b>
PLAT DATE 09-04-02	CD FILE	

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LAND DESCRIPTION  
A PORTION OF PARCEL A AND ALL OF PARCEL C  
"PINE ISLAND COMMERCIAL"  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA  
NOTE AMENDMENT – TRACT C

A portion of Parcel A and all of Parcel C, "PINE ISLAND COMMERCIAL", according to the plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of said Parcel A;

THENCE North 02°05'55" West, on the West line of said Parcel "A", a distance of 168.58 feet to the POINT OF BEGINNING;

THENCE continue North 02°05'55" West on said West line of Parcel A, a distance of 387.24 feet to the Northwest corner of said Parcel A;

THENCE North 88°32'06" East on the North line of said Parcel A, a distance of 435.73 feet;

THENCE South 01°27'54" East, a distance of 49.15 feet to a point on the Easterly line of 32.00 foot Lake Maintenance Easement as shown on said PINE ISLAND COMMERCIAL, said point being located on the arc of a non tangent curve concave to the West, a radial line through said point bears North 63°58'15" East;

THENCE Southerly on said Easterly line of a 32.00 foot Lake Maintenance Easement and on the arc of said curve having a radius of 67.00 feet, through a central angle of 27°31'41", an arc distance of 32.19 feet to a point of non tangency;

THENCE North 88°30'04" West on the Southerly line of said 32.00 foot Lake Maintenance Easement, a distance of 12.00 feet to the intersection with the Easterly line of a Conservation Easement as described in Official Records Book 30470, Page 397 of the Public Records of Broward County, Florida;

THENCE on said Easterly line of a Conservation Easement the following five (5) courses and distances;

1. South 01°29'56" West, a distance of 75.59 feet; to the beginning of tangent curve concave to the Northwest;
2. Southwesterly on the arc of said curve having a radius of 220.00 feet, through a central angle of 53°43'19", an arc distance of 206.28 feet to a point of tangency;

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Sheet 1 of 3 Sheets

3. South 55°13'15" West, a distance of 105.89 feet to the beginning of tangent curve concave to the North;
4. Westerly on the arc of said curve having a radius of 120.00 feet, through a central angle of 28°11'26", an arc distance of 59.04 feet to a point of tangency;
5. South 83°24'41" West, a distance of 12.44 feet;

THENCE South 88°27'19" West, a distance of 95.47 feet to a point on the arc of a non tangent curve concave to the North, a radial line through said point bears South 01°09'04" East;

THENCE Westerly on the arc of said curve having a radius of 67.00 feet, through a central angle of 44°31'55", an arc distance of 52.07 feet to a point of non tangency;

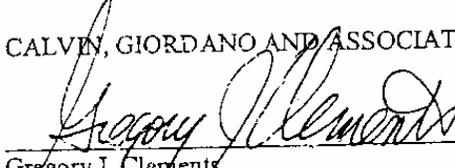
THENCE South 87°54'05" West, a distance of 24.23 feet to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida and containing 154,493 square feet (3.5467 acres) more or less.

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4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

 Date: 5-13-03  
 Gregory J. Clements  
 Professional Surveyor and Mapper  
 Florida Registration Number LS 4158

Prepared by:  
 CALVIN, GIORDANO AND ASSOCIATES, INC.  
 1800 Eller Drive, Suite 600  
 Fort Lauderdale, Florida 33316  
 5/13/2003  
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