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: Christopher M. Gratz, Planner II

SUBJECT: Delegation Request, DG 4-1-05 The Plaza, 11200 SR 84/Generally located at the southwest corner of State Road 84 and Hiatus Road

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS THE PLAZA; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The request is to increase the maximum amount of commercial use allowed on the plat known as The Plaza by approximately 30,000 square feet. Specifically, the existing plat note states: "This plat is restricted to 153,122 square feet of commercial use on Parcel A; and 8,750 square feet of commercial use on Parcel B." The proposed plat note states: "This plat is restricted to 183,000 square feet of commercial use on Parcel A; and 8,750 square feet of commercial use on Parcel B."

Approval of the request is necessary to implement the approved site plan for The Plaza, and the proposed site plan, SP 4-10-05 Hollywood Video/Wendy's, which is being considered concurrently.

The plat can support the requested amount of commercial use and be in conformance with all applicable Codes and Ordinances. The development, as existing and as proposed, can be considered compatible with the surrounding properties.

PREVIOUS ACTIONS: None

CONCURRENCES: N/A

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Resolution, Staff Report

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN THE PLAZA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as The Plaza was approved by the Town Council of the Town of Davie on March 7, 1984; and

WHEREAS, the plat known as The Plaza was recorded in the official records of Broward County in Plat Book 125, Pages 30-33; and

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

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

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 approve the delegation request to change the restrictive note on the plat known as The Plaza. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2006.

_____
MAYOR/COUNCILMEMBER

Attest:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2006

TOWN OF DAVIE

Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name:	David Coppa
	Konover South, Inc
Address:	7000 West Palmetto Park Road, Suite 203
City:	Boca Raton, FL 33433
Phone:	(561) 394-4224

Petitioner:

Name:	Stephen K. Tilbrook, Esq.
	Shutts & Bowen, LLP
Address:	200 East Broward Boulevard, Suite 200
City:	Fort Lauderdale, FL 33301
Phone:	(954) 847-3830

Background Information

Application Request:	Approval of the resolution to authorize the change in the restrictive note on the plat known as The Plaza.
Existing Plat Note:	"This plat is restricted to 153,122 square feet of commercial use on Parcel A; and 8,750 square feet of commercial use on Parcel B."
Proposed Plat Note:	"This plat is restricted to 183,000 square feet of commercial use on Parcel A; and 8,750 square feet of commercial use on Parcel B."
Address/Location:	11200 SR 84/Generally located at the southwest corner of State Road 84 and Hiatus Road
Future Land Use Plan Map Designation:	Commercial
Zoning:	B-2, Community Business District
Existing/Proposed Use:	Shopping center
Net Parcel Size:	24.618 acres (1,072,360.08 square feet)

	Surrounding Uses:	Surrounding Future Land Use Plan Map Designations:
North:	State Road 84	Transportation
South:	Rexmere Village	Residential (10 DU/AC)
East:	Cameron Palms Apartments	Special Classification Residential (8.5 DU/AC)
West:	The Plaza II	Commercial

	Surrounding Zoning:
North:	T, Transportation District
South:	R1-T, Broward County Trailer Park District
East:	RM-10, Medium Density Dwelling District
West:	B-2, Community Business District

Zoning History

Plat: The plat, The Plaza, was approved on March 7, 1984, and was recorded in the official records of Broward County in Plat Book 125, Pages 30-33.

The plat, The Plaza II, was approved on December 5, 1984, and was recorded in the official records of Broward County in Plat Book 126, Pages 24-27.

The delegation request, DG 1-1-01 The Plaza, to allow fast food use and increase the maximum amount of square footage on the site, was approved on January 17, 2001.

The delegation request, DG 4-1-05 The Plaza, to increase the plat allowance from: Parcel A is restricted to 153,122 square feet of commercial use; Parcel B is restricted to 8,750 square feet of commercial; to: Parcel A is restricted to 183,000 square feet of commercial, Parcel B is restricted to 8,750 square feet of commercial; has been submitted concurrently with this site plan request because it is necessary in order to allow the development of the proposed structure.

Site Plans: The site plan, SP 7-1-00 Walgreen's, was approved on November 4, 2000.

The site plan, SP 4-8-02 McDonald's (Parcel E), was approved on August 21, 2002, but was not implemented. Previous approved site plans for The Plaza indicated five (5) outparcels (A-E) within the overall center. The overall center has been modified through the deletion of outparcels A, B, and C. These parcels are no longer considered outparcels, but instead will be permitted to be developed with outbuildings. Development of these outbuildings shall be consistent with the architectural theme of the overall center, will not be sold as individual parcels, and a 60 foot landscape buffer adjacent to State Road 84 will be provided.

The site plan, SP 11-5-03 Ruby Tuesday's (Parcel C), was approved on June 1, 2004.

The site plan, SP 4-10-05 Hollywood Video/Wendy's (Parcel E), for an 8,144 square foot structure with retail and fast food uses, is being considered concurrently with this request.

Applicable Codes and Ordinances

§12-24 (5) Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community.

§12-83 Conventional Nonresidential Development Standards, B-2, Community Business District requires the following minimums: 52,500 square feet lot area, 200′ frontage and depth, 20′ on sides abutting residentially zoned properties, 25′ adjacent to rights-of-way, 30% open space, 40% maximum building coverage, and 35′ maximum height.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100. The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2*: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The request is to increase the maximum amount of commercial use allowed on the plat known as The Plaza by approximately 30,000 square feet.

Staff Analysis

Approval of the request is necessary to implement the approved site plan for The Plaza, and the proposed site plan, SP 4-10-05 Hollywood Video/Wendy's, which is being considered concurrently.

Findings of Fact

The plat can support the requested amount of commercial use and be in conformance with all applicable Codes and Ordinances. The development, as existing and as proposed, can be considered compatible with the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Town Council Action

Exhibits

1. Justification
2. Plat
3. Future Land Use Plan Map
4. Zoning and Aerial Map

Prepared by: _____ Reviewed by: _____

SHUTTS & BOWEN LLP

ATTORNEYS AND COUNSELLORS AT LAW

STEPHEN K. TILBROOK
(954) 847-3830 Direct Telephone
(954) 888-3076 Direct Facsimile

E-MAIL ADDRESS:
stilbrook@shutts-law.com

April 19, 2005

Mr. Mark Kutney, Director
Development Services Department
Town of Davie
6591 Orange Drive
Davie, FL 33314

Re: Justification Letter for Delegation Request Application

Dear Mr. Kutney:

Please accept this letter as the Justification Letter for the Delegation Request Application for a proposed note change for The Plaza Plat. In order to complete build out of The Plaza project, the Applicant requests this note amendment in order to add approximately 30,000 square feet of commercial use for Parcel "A". The additional commercial development will permit the build-out of currently undeveloped parcels of The Plaza, allow the development of an existing outparcel, and permit general upgrades and improvements to the project. We are working with Broward County in order to mitigate any traffic impacts associated with this plat note amendment.

Thank you for your attention and consideration in this regard. Please contact me if you have any questions or comments on this matter.

Sincerely yours,

SHUTTS & BOWEN LLP

Stephen K. Tilbrook
Partner

SKT/mal

FTLDOCS 5108748 1

200 EAST BROWARD BOULEVARD, SUITE 2000 • FORT LAUDERDALE, FLORIDA 33301 • TELEPHONE: (954) 524-5505 • FAX: (954) 524-5506 • www.shutts-law.com

MIAMI FORT LAUDERDALE WEST PALM BEACH ORLANDO TALLAHASSEE AMSTERDAM LONDON

O.R. BK 18210 PG 714

THIS INSTRUMENT PREPARED BY
DANIEL CARNAHAN
CONSULTING ENGINEERS, INC.
5191 N. ATLANTIC BLVD., MARGATE, FLA.
DEC.-1063 (311002) LMC

THE PLAZA

A PLAT OF A PORTION OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

TOWN PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THE ATTACHED PLAT.

BY: _____ BY: _____
CHAIRMAN 2-8-84 DATE DIRECTOR OF DEVELOPMENT SERVICES

TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, BROWARD COUNTY, FLORIDA, BY RESOLUTION ADOPTED THIS 7th DAY OF March, 1984, AND THAT BY SAID RESOLUTION THE EASEMENTS AND THOROUGHFARES SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID TOWN.

ATTEST: _____ APPROVED: _____
TOWN CLERK MAYOR

BROWARD COUNTY FINANCE AND ADMINIST.SERVICES DEPT., COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 1st DAY OF May, A.D. 1984.

ATTEST: F.T. JOHNSON
COUNTY ADMINISTRATOR

BY: _____ BY: _____
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS DEPUTY

BROWARD COUNTY FINANCE AND ADMINIST. SERVICES DEPT., COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 2nd DAY OF October A.D. 1984, AND RECORDED IN PLAT BOOK 125 AT PAGE 33, RECORD VERIFIED.

ATTEST: F.T. JOHNSON BY: _____
COUNTY ADMINISTRATOR DEPUTY

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY BY RESOLUTION DULY ADOPTED THIS 22nd DAY OF February A.D. 1984.

BY: _____ DATE: 4-5-84

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: _____
HENRY P. COOK DATE
DIRECTOR
FLA. P.E. NO. 12506

CENTRAL BROWARD DRAINAGE DISTRICT

THIS PLAT IS APPROVED THIS 7 DAY OF Feb, 1984.

BY: _____
CHAIRMAN

DESCRIPTION

A PORTION OF THE EAST ONE-HALF(E1/2) OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N.00°08'26"W. (BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 12, STONER/KEITH RESURVEY NO. II, AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21, OF SAID PUBLIC RECORDS), ALONG THE SAID EAST LINE, A DISTANCE OF 2186.83 FEET; THENCE S.89°51'34"W., AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.75°24'35"W., ALONG THE NORTHERLY BOUNDARY OF THE PLATS OF "BENMERE VILLAGE ONE, AS RECORDED IN PLAT BOOK 75, PAGE 21, AND "BENMERE VILLAGE TWO, AS RECORDED IN PLAT BOOK 76, PAGE 24, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 1698.55 FEET; THENCE N.14°25'45"E., A DISTANCE OF 707.67 FEET; THENCE ----

---

S.75°24'15"E., A DISTANCE OF 505.67 FEET; THENCE S.77°40'50"E., A DISTANCE OF 251.76 FEET; THENCE S.75°24'15"E., A DISTANCE OF 571.45 FEET, THE LAST THREE(3) COURSES ARE COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 84, AS RECORDED IN O.R.B. 7235, PAGE 810, AND O.R.B. 10337, PAGE 489, OF THE SAID PUBLIC RECORDS; THENCE S.00°09'34"E., ALONG A LINE FIFTY-FIVE(55) FEET WEST OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 12, SAID LINE FURTHER DESCRIBED AS THE WESTERLY RIGHT-OF-WAY LINE OF WIATTS ROAD AS RECORDED O.R.B. 4053, PAGE 355 AND O.R.B. 9945, PAGE 498, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 290.58 FEET; THENCE S.00°08'26"E., CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 451.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 24.648 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AND DESCRIBED HEREON, AND THAT THE INFORMATION SHOWN HEREON PERTAINING TO SURVEY DATA IS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF FLORIDA, REGISTRATION NO. 3348 AND THAT PERMANENT REFERENCE MONUMENTS(P.R.M.) WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT.

BY: Landon M. Cross DATE: 2-7-84
LANDON M. CROSS
REGISTERED LAND SURVEYOR NO. 3348
STATE OF FLORIDA

GENERAL NOTES

1) ⊕ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.).
2) ////////// INDICATES NON-VEHICULAR ACCESS LINE.
3) BENCHMARKS WERE ESTABLISHED USING THIRD ORDER PROCEDURES AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4) BENCHMARK ELEVATION(B.M. ELEV.) LOCATED ON TOP OF P.R.M.
5) Y AND X COORDINATES AND BEARING SHOWN ARE BASED ON THE EAST LINE OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST, AS SHOWN ON THE STONER/KEITH RESURVEY NO. II, AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (Y) DENOTES NORTH, (X) DENOTES EAST.
6) RIGHT-OF-WAY DEDICATION BY THIS PLAT 15,13,858 SQUARE FEET.

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD ss

KNOW ALL MEN BY THESE PRESENTS THAT CURTIS DEEM AND MARILYN DEEM, HIS WIFE, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS, THE PLAZA. RIGHT-OF-WAYS AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. (OWNERS OF PARCEL D ONLY)

BY: _____ _____
CURTIS DEEM WITNESS AS TO BOTH

BY: _____ _____
MARILYN DEEM WITNESS AS TO BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CURTIS DEEM AND MARILYN DEEM, HIS WIFE, TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THAT THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF Feb A.D., 1984. MY COMMISSION EXPIRES 10-7-87.

BY: Barbara J. Keeler
NOTARY PUBLIC, STATE OF FLORIDA

RECEIVED
APR 11 2005
Town of Davie
Planning & Zoning

Davie (The Plaza)

THIS INSTRUMENT PREPARED BY
DANIEL CARNAHAN
CONSULTING ENGINEERS, INC.
8401 W. ATLANTIC BLVD., MARGATE, FLA.
83-1003

THE PLAZA

A PLAT OF A PORTION OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST,
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD ss

KNOW ALL MEN BY THESE PRESENTS THAT SYBAR PLAZA-84 JOINT VENTURE, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON. SAID PLAT TO BE KNOWN AS THE PLAZA. RIGHTS-OF-WAYS AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. (OWNER EXCEPT PARCEL B)

SYBAR PLAZA-84 JOINT VENTURE

by: GENERAL SERVICE CORPORATION OF THE GOLD COAST, INC., A FLORIDA CORPORATION (Joint Venturer)

by: Joel Barry Brown
JOEL BARRY BROWN, PRESIDENT

and

by: SYBAR, A DEVELOPMENT COMPANY (a partnership, not incorporated) (Joint Venturer)

by: HEAD-SYBAR, LTD., Partner (a limited partnership)

by: [signature]
ROBERT A. CARNAVIL, GENERAL PARTNER

WITNESS

WITNESS

WITNESS

WITNESS

ACKNOWLEDGEMENT:

STATE OF MARYLAND
COUNTY OF BALTIMORE ss

The foregoing dedication was made and acknowledged before me on October 15th 1985 by JOEL BARRY BROWN, as President of GENERAL SERVICE CORPORATION OF THE GOLD COAST, INC., a Florida corporation, in behalf of the corporation as a Joint Venturer of SYBAR PLAZA-84 JOINT VENTURE, a joint venture partnership under the laws of the State of Florida, in behalf of the joint venture partnership.

[signature]
NOTARY PUBLIC, STATE OF MARYLAND
My Commission expires: 7-1-86

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD ss

The foregoing dedication was made and acknowledged before me on October 11th 1985 by ROBERT A. CARNAVIL, as general partner of HEAD-SYBAR, LTD., a limited partnership under the Uniform Limited Partnership Act of the State of Florida, in behalf of the limited partnership as a partner of SYBAR, A DEVELOPMENT COMPANY, a partnership under the laws of the State of Florida, not incorporated, in behalf of the partnership as a Joint Venturer of SYBAR PLAZA-84 JOINT VENTURE, a joint venture partnership under the laws of the State of Florida, in behalf of the joint venture partnership.

[signature]
NOTARY PUBLIC, STATE OF FLORIDA
My Commission expires: 7-1-87

CONSENT OF MORTGAGEE

STATE OF MARYLAND
COUNTY OF BALTIMORE ss

KNOW ALL MEN BY THESE PRESENTS THAT GENERAL SERVICE CORPORATION OF THE GOLD COAST, INC., A FLORIDA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS COOK #MS AT PAGE #M OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, CONSENTS TO THE DEDICATIONS SHOWN HEREON.

GENERAL SERVICE CORPORATION OF THE GOLD COAST, INC., A FLORIDA CORPORATION

by: Joel Barry Brown
JOEL BARRY BROWN, PRESIDENT

WITNESS

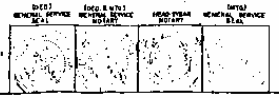
WITNESS

ACKNOWLEDGEMENT:

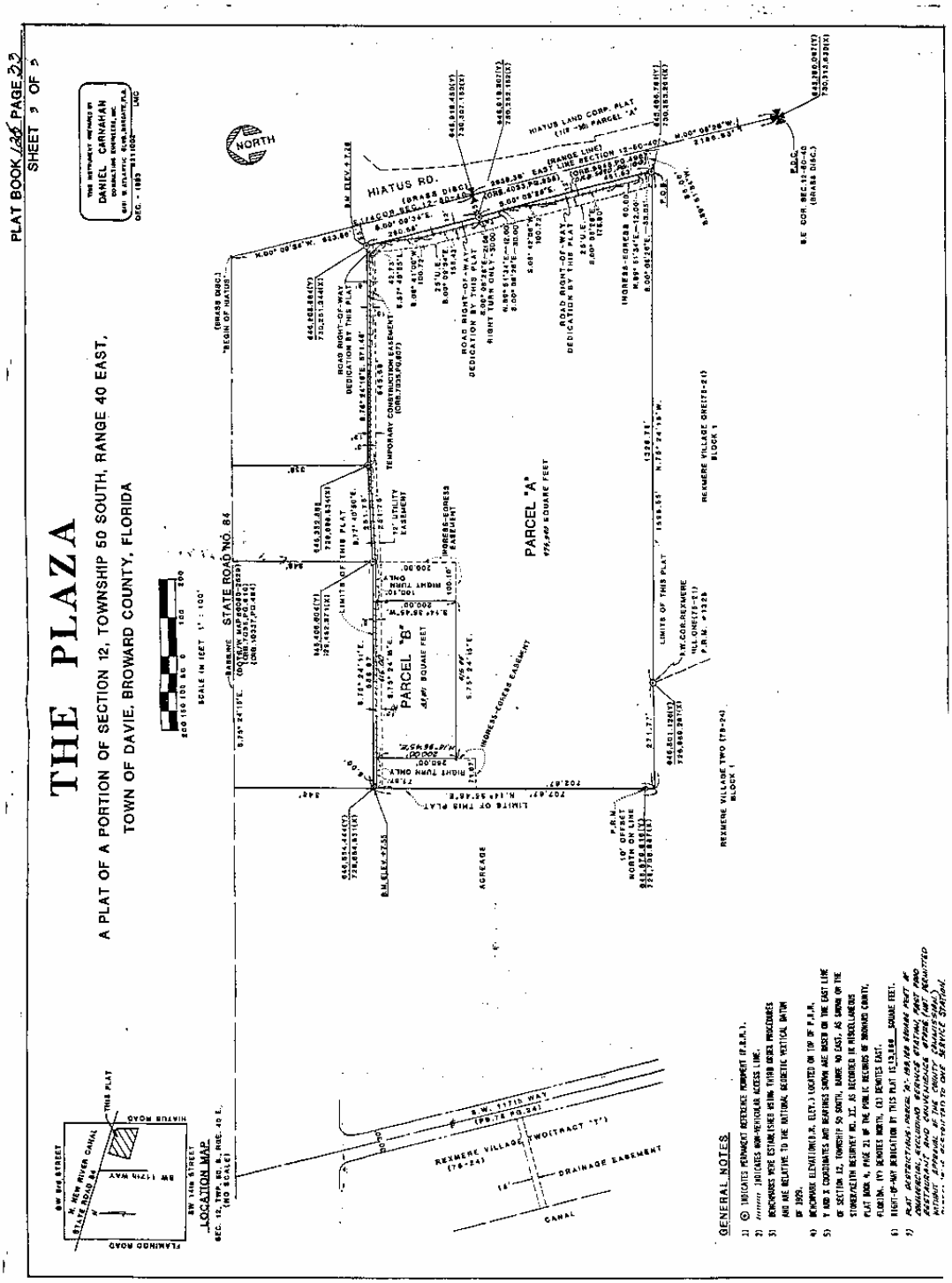
STATE OF MARYLAND
COUNTY OF BALTIMORE ss

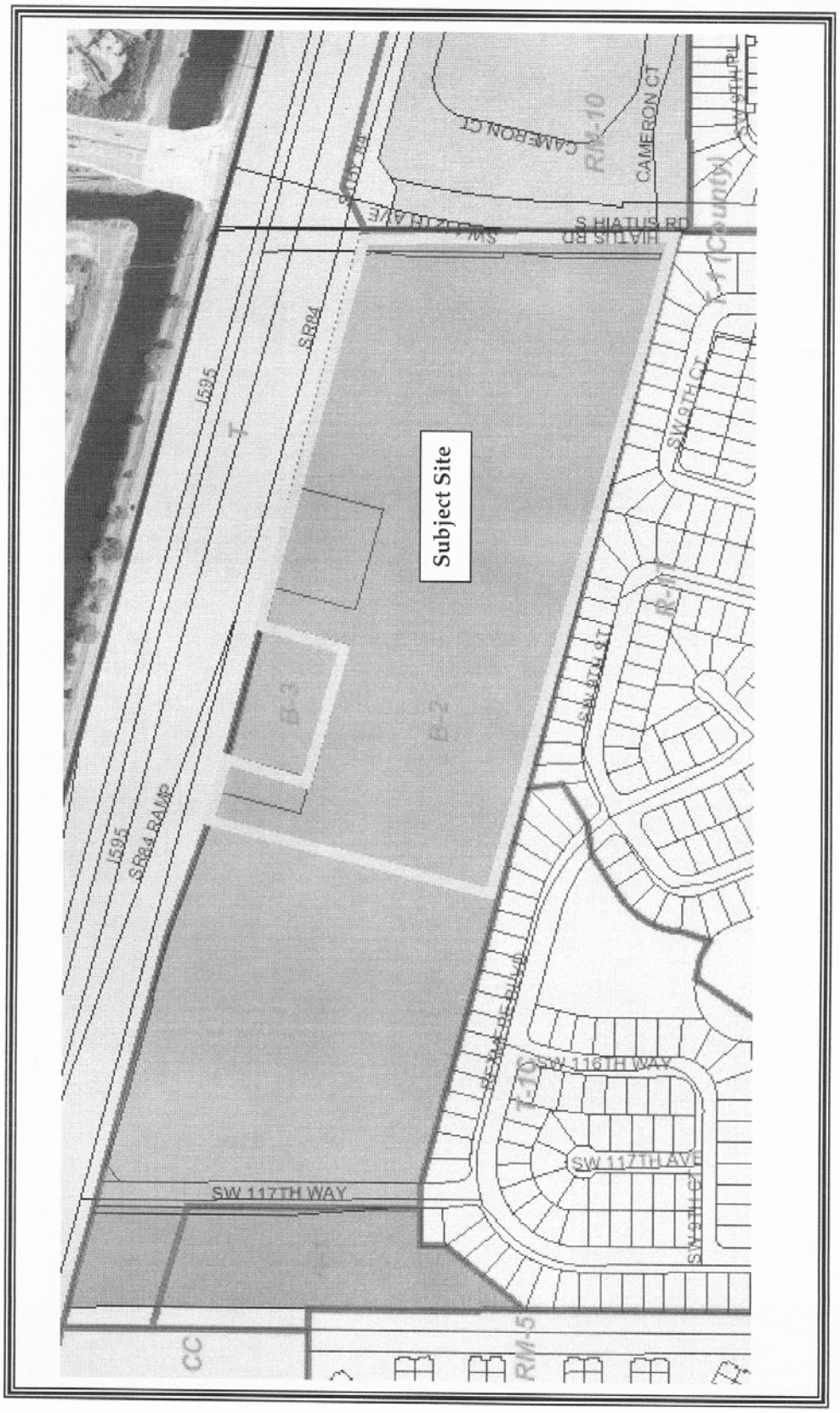
The foregoing CONSENTS was made and acknowledged before me on October 15th 1985 by JOEL BARRY BROWN, as President of GENERAL SERVICE CORPORATION OF THE GOLD COAST, INC., a Florida corporation, in behalf of the corporation.

[signature]
NOTARY PUBLIC, STATE OF MARYLAND
My Commission expires 7-1-86



(DEC) GENERAL SERVICE SEAL	(DEC. & MTG) GENERAL SERVICE NOTARY	HEAD-SYBAR NOTARY	(MTG) GENERAL SERVICE SEAL


PLAT BOOK 168 PAGE 32
SHEET 3 OF 5
THE PLAZA
A PLAT OF A PORTION OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST,
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA
NORTH
SCALE IN FEET 1" = 100'
HIATUS RD.
STATE ROAD NO. 84
PARCEL "A"
PARCEL "B"
LOCATION MAP
GENERAL NOTES



Delegation Request
DG 4-1-05, The Plaza
Future Land Use Plan Map

Prepared By: C.M.G.
Date Prepared: 2/1/06

The Town of Davie
Development Services Department
Planning and Zoning Division

Scale: N.T.S.

N

The Town of Davie
Development Services Department
Planning and Zoning Division

Scale: N.T.S.

Delegation Request
DG 4-1-05, The Plaza
Aerial, Zoning, Subject Site Map

Prepared By: C.M.G.
Date Prepared: 2/1/06