TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner II

SUBJECT: Ordinance 1st Reading/Quasi-judicial
VA 5-1-05 / 05-530 / Long Key-Flamingo Park / Long Key - Flamingo Park, Parcels "1", "2", and"3" / Generally located on the southwest corner of Flamingo Road, Southwest 36th Court, and Southwest 130th Avenue.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM:
ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION PETITION VA 5-1-05 LONG KEY – FLAMINGO PARK, VACATING AND DEDICATING RIGHT-OF-WAYS AS SHOWN ON THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1", AS RECORDED IN PLAT BOOK 2, PAGES 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:
The property owner (Broward County Parks and Recreation Division/Broward County) is requesting to vacate a portion of Rights-Of-Ways in the Long Key – Flamingo Park. The Broward County Parks and Recreation Division does not want to permit public access in to the park from Flamingo Road. Therefore, they are requesting of the following Rights-of-Ways:

1. 30 feet wide portion of the Right-of-Way for Southwest 130th Avenue, approximately 664' in length. This Right-of-Way is south of Southwest 36th Court
2. 15 feet of Right-of-Way which is west of terminus of Southwest 130th Avenue approximately 1305'
3. 15 feet of Right-of-Way which is east of the terminus of Southwest 130th Avenue approximately 1450'

In addition, Broward County Parks and Recreation Division is proposing to expand (dedicate) Rights-of-Ways along both Southwest 130th Avenue and Southwest 36th Court for the length of their property.

PREVIOUS ACTIONS:
At the January 4, 2006, Town Council Meeting, this vacation application was tabled to the March 1, 2006 meeting to provide the petitioner adequate time to meet with resident (Ms. Julie Aitken) regarding trail connectivity.

At the March 1, 2006, Town Council Meeting, this vacation application was tabled to the March 29, 2006 meeting to provide Council Members time to a examine a Right-of-Way Map prepared by Town Staff and review the County's response to issues raised at the January 4, 2006 Town Council Meeting.

CONCURRENCES:
At the December 14, 2005 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Ms. Turin, to approve contingent upon meetings with the resident (Ms. Julie Aitken) and the retention for Bellsouth if necessary. **(Motion carried 5-0)**

FISCAL IMPACT: None

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

ATTACHMENT(s):
Ordinance, Planning Report, Justification Letter, Description and Sketches, Future Land Use Map, Subject Site, Zoning and Aerial map

ORDINANCE _____

ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION PETITION VA 5-1-05 LONG KEY – FLAMINGO PARK, VACATING AND DEDICATING RIGHT-OF-WAYS AS SHOWN ON THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1", AS RECORDED IN PLAT BOOK 2, PAGES 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the subject rights-of-way were dedicated by the plat "Florida Fruit Lands Company's Subdivision No.1", as recorded in plat book 2, pages 17, of the of the Public Records of Broward County, Florida; and

WHEREAS, the proposed rights-of-way to be dedicated on plat "Florida Fruit Lands Company's Subdivision No.1", as recorded in plat book 2, pages 17, of the of the Public Records of Broward County, Florida; and

WHEREAS, vacation and dedication of these rights-of-way will not adversely affect access to adjoining properties and will not be in conflict with the public interest; and

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, and a public hearing was held on the date of the adoption of this ordinance; and

WHEREAS, on the date of adoption of this Ordinance, the Town Council of the Town of Davie did agree to the vacation request.

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

SECTION 1. That the rights-of-way herein after described be vacated and dedicated:

a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof;

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS_____DAY OF_____, 2006.

PASSED ON SECOND READING THIS_____DAY OF_____, 2006.

_____
MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK
APPROVED THIS _____ DAY OF _____ , 2006.

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

Applicant Information

Owner:
Name: Broward County
Address: One North University Drive, Suite 401-B
City: Platation, Florida 33324
Phone: (954) 916-1376

Petitioner:
Name: Edward P. Ploski (Craven Thompson and Associates)
Address: 3563 Northwest 53rd Street
City: Ft. Lauderdale, Florida 33309
Phone: (954) 739-6409

Background Information

Date of Notification: December 7, 2005 **Number of Notifications:** 309

Application Request: The petitioner is requesting to vacate a portion of Southwest 130th Avenue and other Road Rights-of-Ways. In addition, the petitioner is also requesting to expand (dedicate) Rights-of-Ways along both Southwest 130th Avenue and Southwest 36th Court for the length of their property.

Address/Location: Long Key - Flamingo Park, Parcels "1", "2", and"3" / Generally located on the southwest corner of Flamingo Road, Southwest 36th Court, and Southwest 130th Avenue.

Future Land Use Plan Designation: Residential 1 DU/AC and Conservation

Zoning: RS, Recreation / Open Space District

Existing/Proposed Use: County Park

Parcel Size: 6,657,802 Sq. Ft. (150.776 Acres)

Surrounding Uses:		Surrounding Land Use Plan Designation:
North:	Single-Family Residential (Kapok Estates and Whispering Pines)	Residential (1 DU/AC)
South:	Single-Family Residential (Imagination Farms)	Residential (1 DU/AC)
East:	Flamingo Gardens	Commercial Recreation
West:	Single-Family Residential	Residential (1 DU/AC)

Surrounding Zoning:

North:	R-1, Estate Dwelling District
South:	A-1, Agricultural District and E, Estate District
East:	CR, Commercial Recreation
West:	A-1, Agricultural District

Zoning History

Related Zoning History: Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Applicable Codes & Ordinances

Land Development Code (Section 12-310), review for vacations or abandonment's of right-of-way.

Comprehensive Plan Considerations

Planning Area:
The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:
The subject site falls within Flexibility Zone 100.

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 property owner (Broward County Parks and Recreation Division/Broward County) is requesting to vacate a portion of Rights-Of-Ways in the Long Key – Flamingo Park. The Broward County Parks and Recreation Division does not want to permit public access in to the park from Flamingo Road. Therefore, they are requesting of the following Rights-of-Ways:

1. 30 feet wide portion of the Right-of-Way for Southwest 130th Avenue, approximately 664' in length. This Right-of-Way is south of Southwest 36th Court
2. 15 feet of Right-of-Way which is west of terminus of Southwest 130th Avenue approximately 1305'
3. 15 feet of Right-of-Way which is east of the terminus of Southwest 130th Avenue approximately 1450'

In addition, Broward County Parks and Recreation Division is proposing to expand (dedicate) Rights-of-Ways along both Southwest 130th Avenue and Southwest 36th Court for the length of their property.

Staff Analysis

There are no plans for roadway construction at the present time for the above mentioned locations. The petitioner has requested these vacations more or less, to clean the property's legal and survey. Those required to review have no objections to the abandonment of Rights-of-Way.

Findings of Fact

Vacations or abandonments of right-of-way:
Section 12-310 (A) (1):

The following findings of fact apply to the vacation requested:

(a) It will not adversely affect access to neighboring properties.
No access to neighboring properties is provided by this right-of-way.

(b) It will not be in conflict with the public interest.
The subject right-of-way serves no public interest. It does not connect to any recreation or equestrian trail, and is not needed for drainage.

Staff Recommendation

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

Planning & Zoning Board Recommendation

At the December 14, 2005 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Ms. Turin, to approve contingent upon meetings with the resident (Ms. Julie Aitken) and the retention for Bellsouth if necessary. **(Motion carried 5-0)**

Town Council Recommendation

At the January 4, 2006, Town Council Meeting, this vacation application was tabled to the March 1, 2006 meeting to provide the petitioner adequate time to meet with resident (Ms. Julie Aitken) regarding trail connectivity.

At the March 1, 2006, Town Council Meeting, this vacation application was tabled to the March 29, 2006 meeting to provide Council Members time to a examine a Right-of-Way Map prepared by Town Staff and review the County's response to issues raised at the January 4, 2006 Town Council Meeting.

Exhibits

1. Justification Letter
2. Sketch of Drainage Easements to be Vacated
   a. Surveyor's Vacation Description and Sketch
   b. Surveyor's Dedication Description and Sketch
3. Future Land Use Map
4. Subject Site, Zoning and Aerial Map

Prepared by: _____ Reviewed by: _____

Exhibit 1 ***(Justification Letter)***

JUSTICATION

For

ROAD RIGHTS-OF-WAY VACATION

The property owner is Broward County Parks & Recreation Division/Broward County. We are requesting to vacate a portion Of Road Rights-Of-Way in the Long Key/Flamingo Park. The Broward County Parks & Recreation Division does not want to permit Public access into the park from Flamingo Road. For this reason, we are Requesting the vacation of the Road Rights-Of-Way to be vacated in This application.

The requested road rights-of-way to be vacated are as follows:

a. 30 feet wide portion of the R/W for SW 130th Avenue approximately 664' in length. This R/W is south of SW 36th Court
b. 15 feet of R/W which is west of the terminus of SW 130th Avenue approximately 1305'.
c. 15 feet of R/W which is east of the terminus of SW 130th Avenue approximately 1450'.

Exhibit 2a *(Surveyor's Vacation Description and Sketch)*

DESCRIPTION: (RIGHT-OF-WAY TO BE VACATED)

A PORTION OF THE 15 FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO TRACTS 56, 57, 58, 39 AND 40, SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF **"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"**, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 89°44'55" WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 164.77 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD (S.R. 823), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86190-2516, PAGE 5 OF 22; THENCE CONTINUE SOUTH 89°44'55" WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 3797.36 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY EXTENTION OF THE WEST LINE OF SAID TRACT 40; THENCE NORTH 00°08'50" WEST, ALONG SAID SOUTHERLY EXTENTION A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 40; THENCE NORTH 89°44'55" EAST, ALONG SAID SOUTH LINE BEING PARALLEL WITH, AND 15.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 1305.71 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 40; THENCE NORTH 00°08'42" WEST, ALONG THE EAST LINE OF SAID TRACTS 40 AND 39, BEING PARALLEL WITH, AND 15.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF SAID SECTION 23 A DISTANCE OF 644.98 FEET TO A POINT ON THE WESTERLY EXTENTION OF THE NORTH LINE OF SAID TRACT 58; THENCE NORTH 89°45'06" EAST, ALONG SAID WESTERLY EXTENTION A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 58; THENCE SOUTH 00°08'42" EAST, ALONG THE WEST LINE OF SAID TRACTS 58 AND 57, BEING PARALLEL WITH, AND 15.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF SAID SECTION 23 A DISTANCE OF 644.98 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 57; THENCE NORTH 89°44'55" EAST, ALONG SAID SOUTH LINE, BEING PARALLEL WITH, AND 15.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 2461.26 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD (S.R. 823), SAID POINT ALSO BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 88°25'56" EAST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 5882.58 FEET, A CENTRAL ANGLE OF 00°08'46" AND AN ARC DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AND CONTAINING 76,307 SQUARE FEET (1.752 ACRES) MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST BEARS SOUTH 89°44'55" WEST.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

MAR 1 0 2006

THOMAS C. SHAHAN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4387
STATE OF FLORIDA
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Sheet 1 of 3 Sheets
Job No. 02-0114
Dated: September 27, 2004
Revised: March 8, 2006

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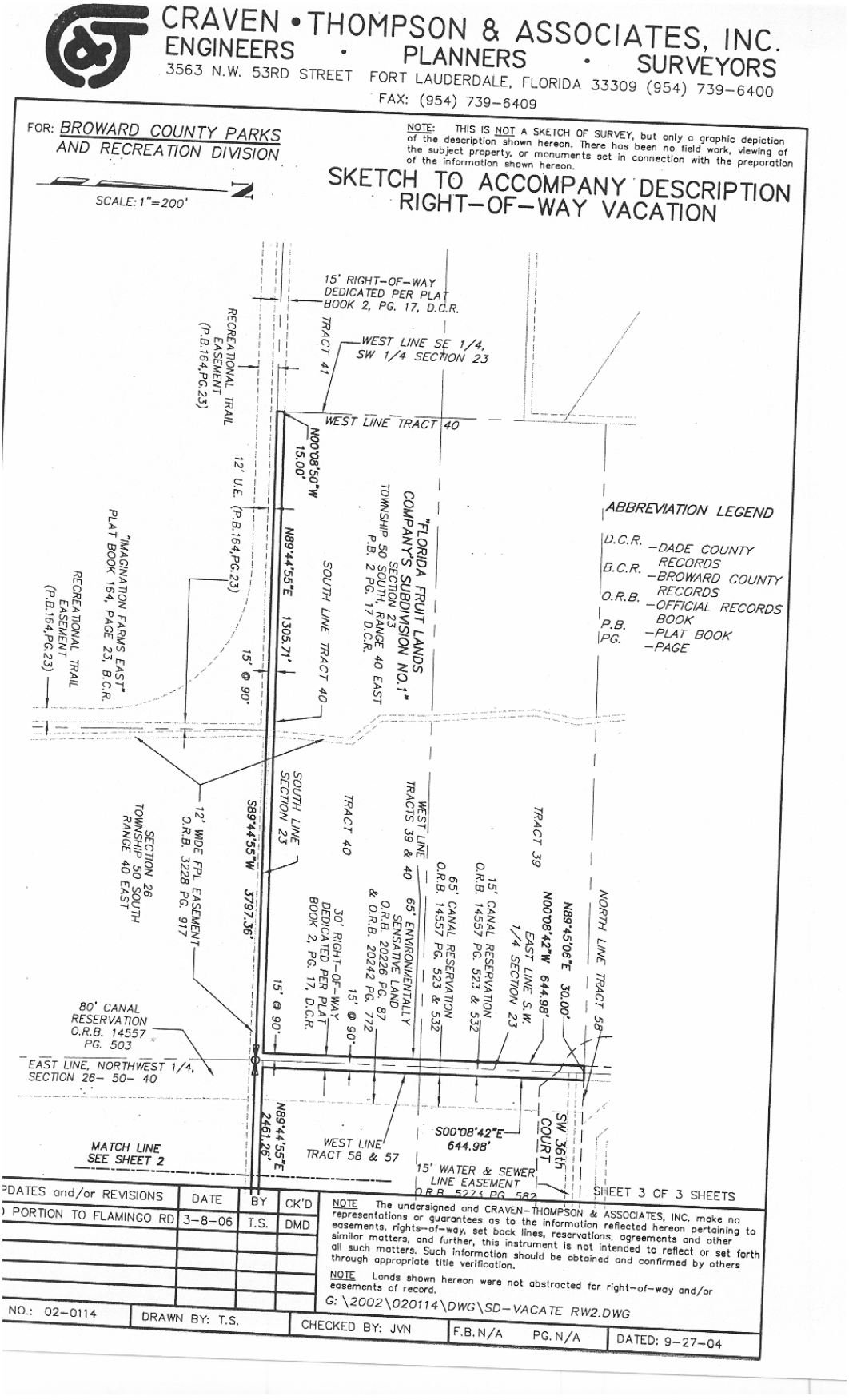

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400
FAX: (954) 739-6409
FOR: BROWARD COUNTY PARKS AND RECREATION DIVISION
NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.
SCALE: 1"=200'
SKETCH TO ACCOMPANY DESCRIPTION
RIGHT-OF-WAY VACATION
15' RIGHT-OF-WAY DEDICATED PER PLAT BOOK 2, PG. 17, D.C.R.
TRACT 41
WEST LINE SE 1/4, SW 1/4 SECTION 23
WEST LINE TRACT 40
RECREATIONAL TRAIL EASEMENT (P.B.164,PG.23)
12' U.E. (P.B.164,PG.23)
N00°08'50"W 15.00'
N89°44'55"E 1305.71'
15' @ 90°
SOUTH LINE TRACT 40
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1" P.B. 2 PG. 17 D.C.R.
TOWNSHIP 50 SOUTH, RANGE 40 EAST SECTION 23
"IMAGINATION FARMS EAST" PLAT BOOK 164, PAGE 23, B.C.R.
ABBREVIATION LEGEND
D.C.R. -DADE COUNTY RECORDS
B.C.R. -BROWARD COUNTY RECORDS
O.R.B. -OFFICIAL RECORDS BOOK
P.B. -PLAT BOOK
PG. -PAGE
SOUTH LINE SECTION 23
TOWNSHIP 50 SOUTH RANGE 40 EAST SECTION 26
12' WIDE FPL EASEMENT O.R.B. 3228 PG. 917
S89°44'55"W 3797.36'
TRACT 40
WEST LINE TRACTS 39 & 40
65' ENVIRONMENTALLY SENSATIVE LAND O.R.B. 20226 PG. 87 & O.R.B. 20242 PG. 772
65' CANAL RESERVATION O.R.B. 14557 PG. 523 & 532
15' CANAL RESERVATION O.R.B. 14557 PG. 523 & 532
TRACT 39
N89°45'06"E 30.00'
N00°08'42"W 644.98'
EAST LINE S.W. 1/4 SECTION 23
NORTH LINE TRACT 58
30' RIGHT-OF-WAY DEDICATED PER PLAT BOOK 2, PG. 17, D.C.R.
15' @ 90°
80' CANAL RESERVATION O.R.B. 14557 PG. 503
EAST LINE, NORTHWEST 1/4, SECTION 26- 50- 40
N89°44'55"E 2461.26'
WEST LINE TRACT 58 & 57
S00°08'42"E 644.98'
SW 36th COURT
15' WATER & SEWER LINE EASEMENT O.R.B. 5273 PG. 582
MATCH LINE SEE SHEET 2
SHEET 3 OF 3 SHEETS
DATES and/or REVISIONS | DATE | BY | CK'D
PORTION TO FLAMINGO RD | 3-8-06 | T.S. | DMD
NOTE The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.
NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.
G:\2002\020114\DWG\SD-VACATE RW2.DWG
NO.: 02-0114 | DRAWN BY: T.S. | CHECKED BY: JVN | F.B. N/A PG. N/A | DATED: 9-27-04

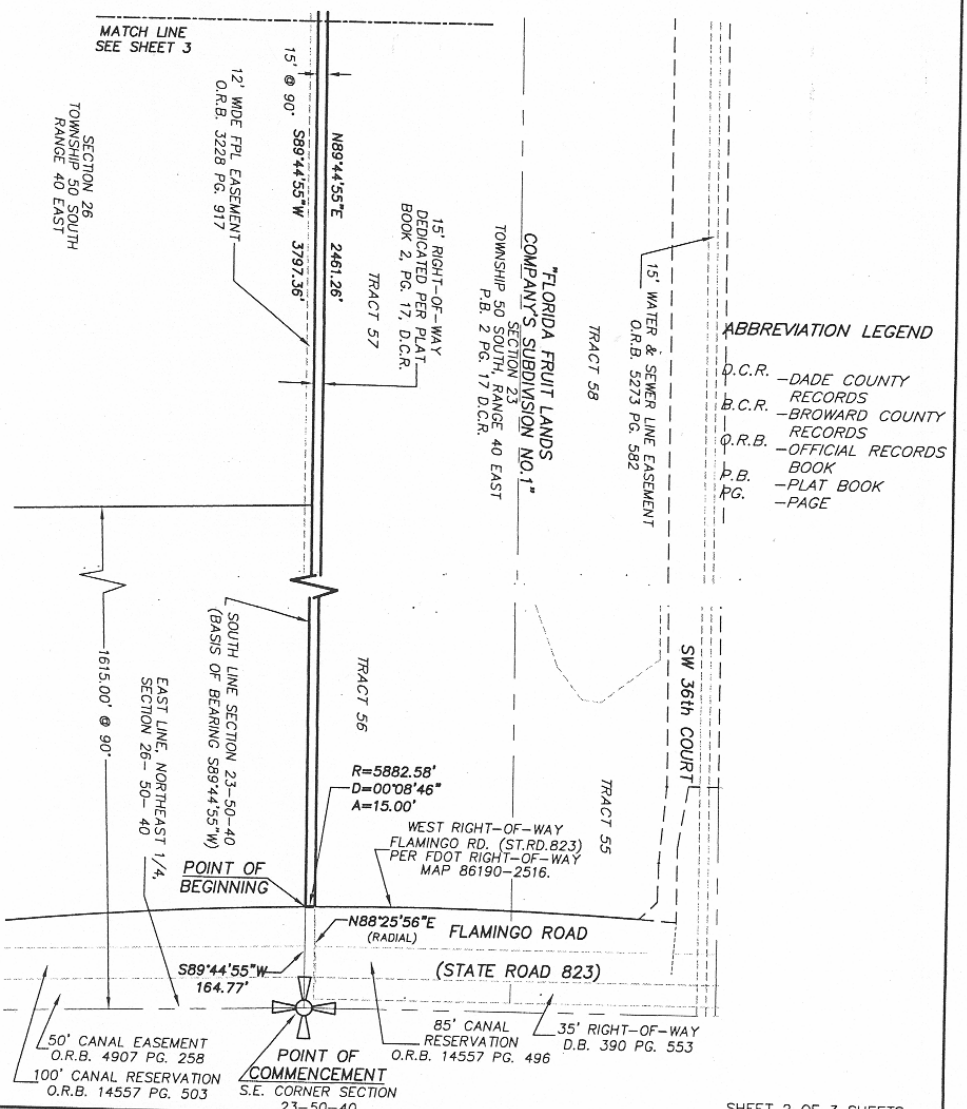
CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400
FAX: (954) 739-6409

FOR: BROWARD COUNTY PARKS AND RECREATION DIVISION

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

SCALE: 1"=200'

SKETCH TO ACCOMPANY DESCRIPTION RIGHT-OF-WAY VACATION



SHEET 2 OF 3 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D
ADD PORTION TO FLAMINGO RD	3-8-06	T.S.	DMD

NOTE The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

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G:\2002\020114\DWG\SD-VACATE RW2.DWG

JOB NO.: 02-0114	DRAWN BY: T.S.	CHECKED BY: JVN	F.B. N/A	PG. N/A	DATED: 9-27-04

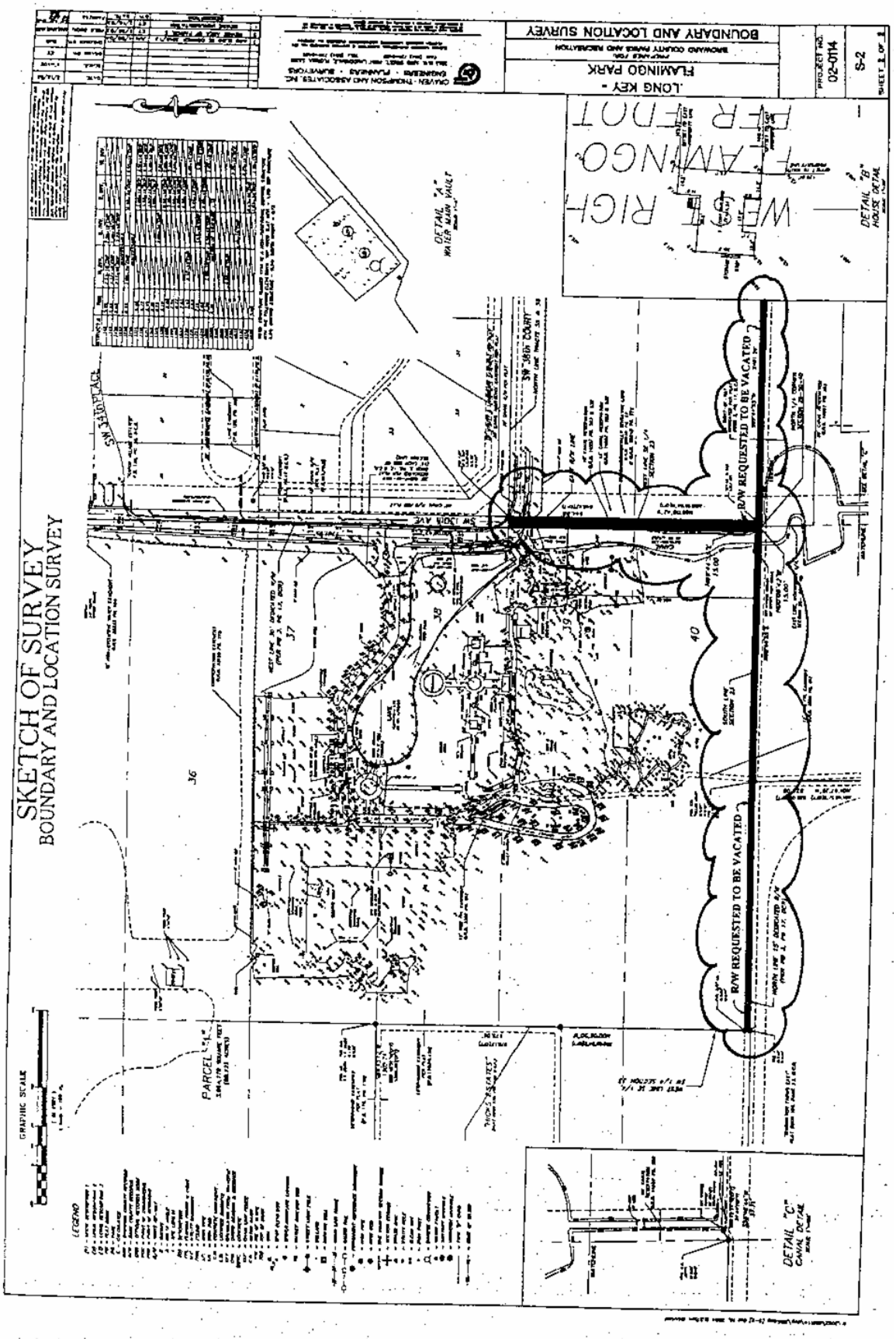
SKETCH OF SURVEY
BOUNDARY AND LOCATION SURVEY
LONG KEY -
FLAMINGO PARK
BOUNDARY AND LOCATION SURVEY
PROJECT NO. 02-0114
S-2
R/W REQUESTED TO BE VACATED
R/W REQUESTED TO BE VACATED
PARCEL "A"
DETAIL "A"
DETAIL "B"
DETAIL "C"
GRAPHIC SCALE
LEGEND

Exhibit 2b *(Surveyor's Dedication Description and Sketch)*

DESCRIPTION: (PROPOSED RIGHT-OF-WAY FOR S.W. 130TH AVENUE)

A PORTION OF TRACTS 35, 36, 37, 38, 39, 55 AND 58 OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST, TOGETHER WITH A PORTION OF THE 30 FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO TRACTS 39 AND 58, ALL AS SHOWN ON THE PLAT OF **"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"**, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF **"DAVIE WHISPERING PINES"**, RECORDED IN PLAT BOOK 118, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°51'18" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON SAID **"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"** PLAT; THENCE SOUTH 00°08'42" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1116.98 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY EXTENTION OF THE NORTH LINE OF SAID TRACTS 58 AND 55; THENCE NORTH 89° 45'06" EAST, ALONG THE NORTH LINE OF SAID TRACTS 58 AND 55 A DISTANCE OF 2284.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD (S.R. 823), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86190-2516, PAGE 5 OF 22, THE NEXT FOUR (4) DESCRIBED COURSES BEING ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°14'54" EAST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 80°36'01" EAST, A DISTANCE OF 101.43 FEET; THENCE NORTH 89°45'06" EAST, A DISTANCE OF 121.51 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 85°53'57" EAST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 5882.58 FEET, A CENTRAL ANGLE OF 00°35'13" AND AN ARC DISTANCE OF 60.26 FEET; THENCE NORTH 44°17'56" WEST, A DISTANCE OF 40.65 FEET; THENCE NORTH 89°10'33" WEST, A DISTANCE OF 63.79 FEET; THENCE NORTH 84°43'12" WEST, A DISTANCE OF 125.37 FEET; THENCE SOUTH 89°28'59" WEST, A DISTANCE OF 1020.92 FEET; THENCE SOUTH 89°42'49" WEST, A DISTANCE OF 1217.43 FEET; THENCE NORTH 41°46'36" WEST, A DISTANCE OF 54.40 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 16°33'32" EAST FROM SAID POINT; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 69°01'33" AND AN ARC DISTANCE OF 120.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 04°24'55" WEST, A DISTANCE OF 40.90 FEET; THENCE NORTH 01°47'18" WEST, A DISTANCE OF 111.10 FEET; THENCE NORTH 05°04'13" WEST, A DISTANCE OF 125.56 FEET; THENCE NORTH 01°25'32" EAST, A DISTANCE OF 424.02 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 32155, PAGE 275 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02°58'55" EAST, ALONG A PORTION OF SAID EAST LINE A DISTANCE OF 304.84 FEET; THENCE NORTH 05°36'56" EAST, A DISTANCE OF 74.21 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF **"DAVIE WHISPERING PINES"**; THENCE SOUTH 68°12'22" EAST, ALONG A PORTION OF SAID SOUTH LINE A DISTANCE OF 7.75 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AND CONTAINING 277,693 SQUARE FEET (6.375 ACRES) MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE EAST LINE OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST BEARS SOUTH 00°08'42" EAST.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 271

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THOMAS C. SHAHAN ON THE DATE ADJACENT TO THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THOMAS C. SHAHAN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4387
STATE OF FLORIDA

AUG 17 2005

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Sheet 1 of 4 Sheets
Job No. 02-0114
Dated: September 15, 2004

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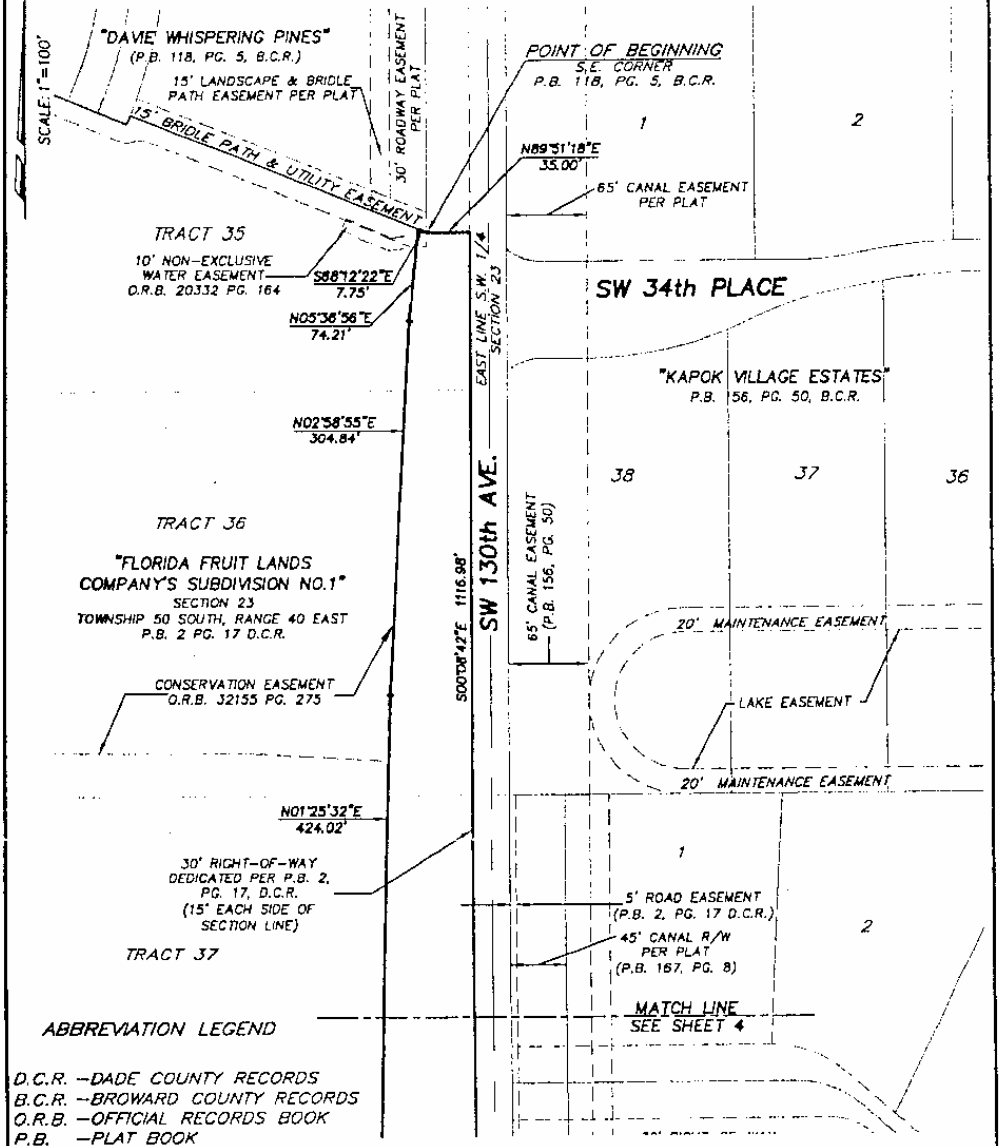
CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400
FAX: (954) 739-6409

FOR: BROWARD COUNTY PARKS AND RECREATION DIVISION

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

SKETCH TO ACCOMPANY DESCRIPTION PROPOSED RIGHT-OF-WAY



ABBREVIATION LEGEND

D.C.R. –DADE COUNTY RECORDS
B.C.R. –BROWARD COUNTY RECORDS
O.R.B. –OFFICIAL RECORDS BOOK
P.B. –PLAT BOOK
PG. –PAGE
R –RADIUS DISTANCE
D –DELTA ANGLE
A –ARC DISTANCE

SHEET 2 OF 4 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D

NOTE The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.

G: \2002\020114\DWG\SD-PROP RW.DWG

JOB NO.: 02-0114 | DRAWN BY: T.S. | CHECKED BY: JVN | F.B. N/A | PG. N/A | DATED: 9-14-04

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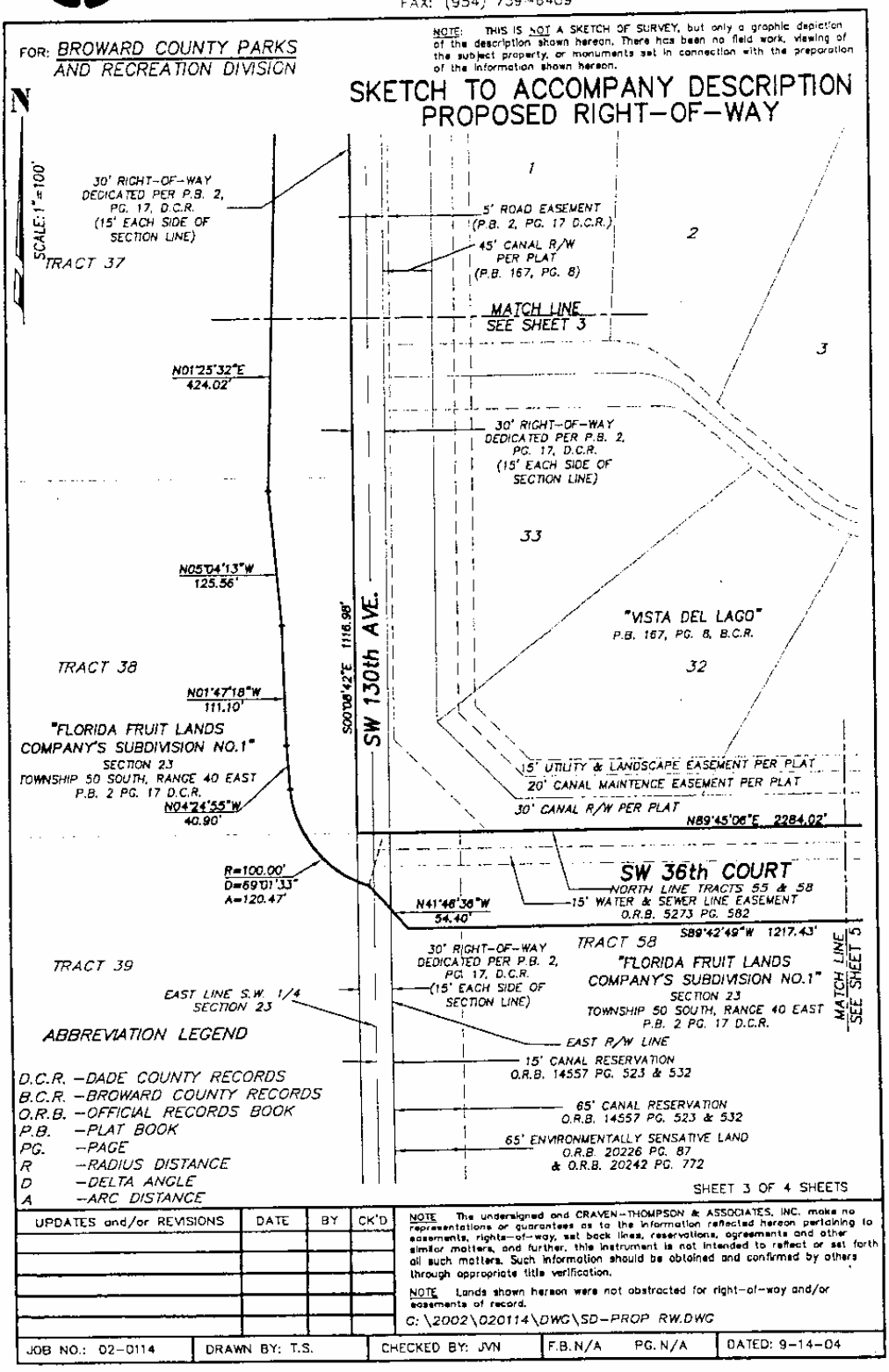

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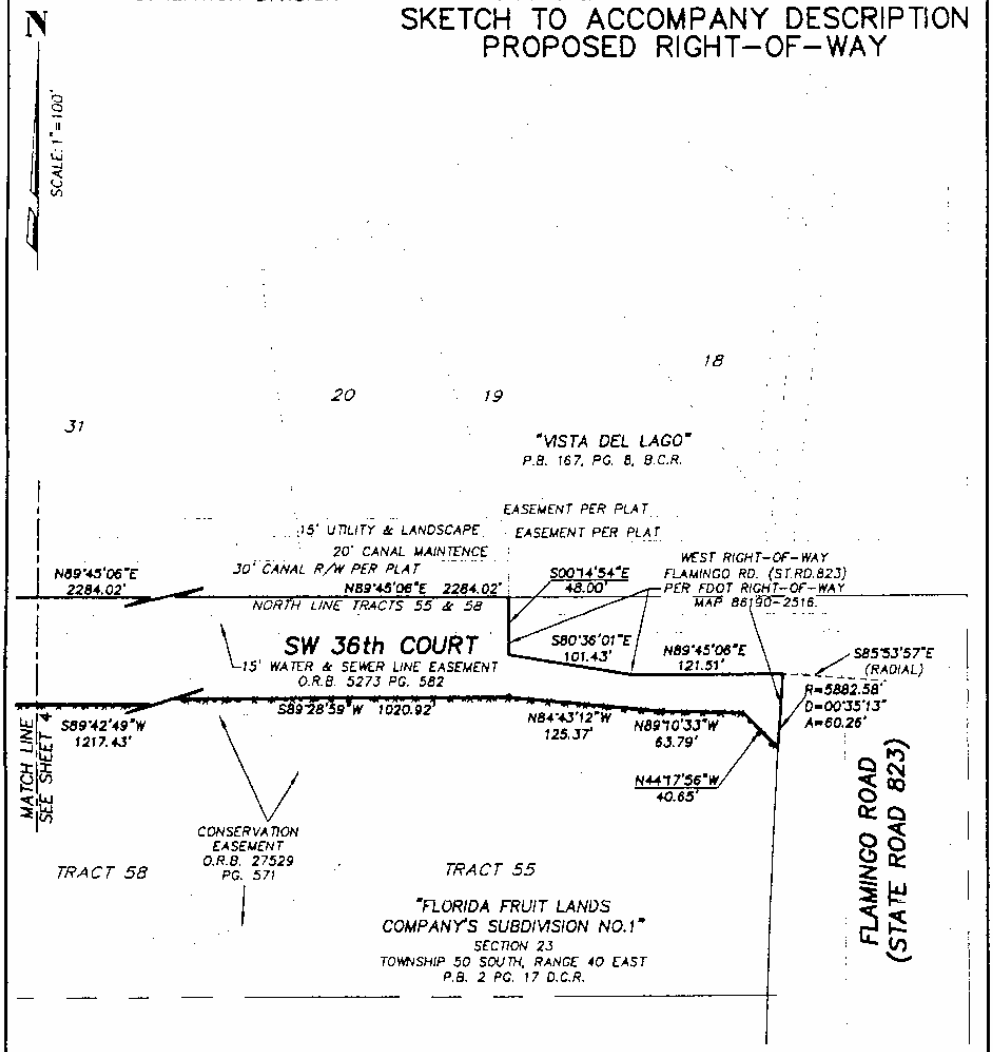

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SHEET 4 OF 4 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D

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Exhibit 3 (Future Land Use Map)

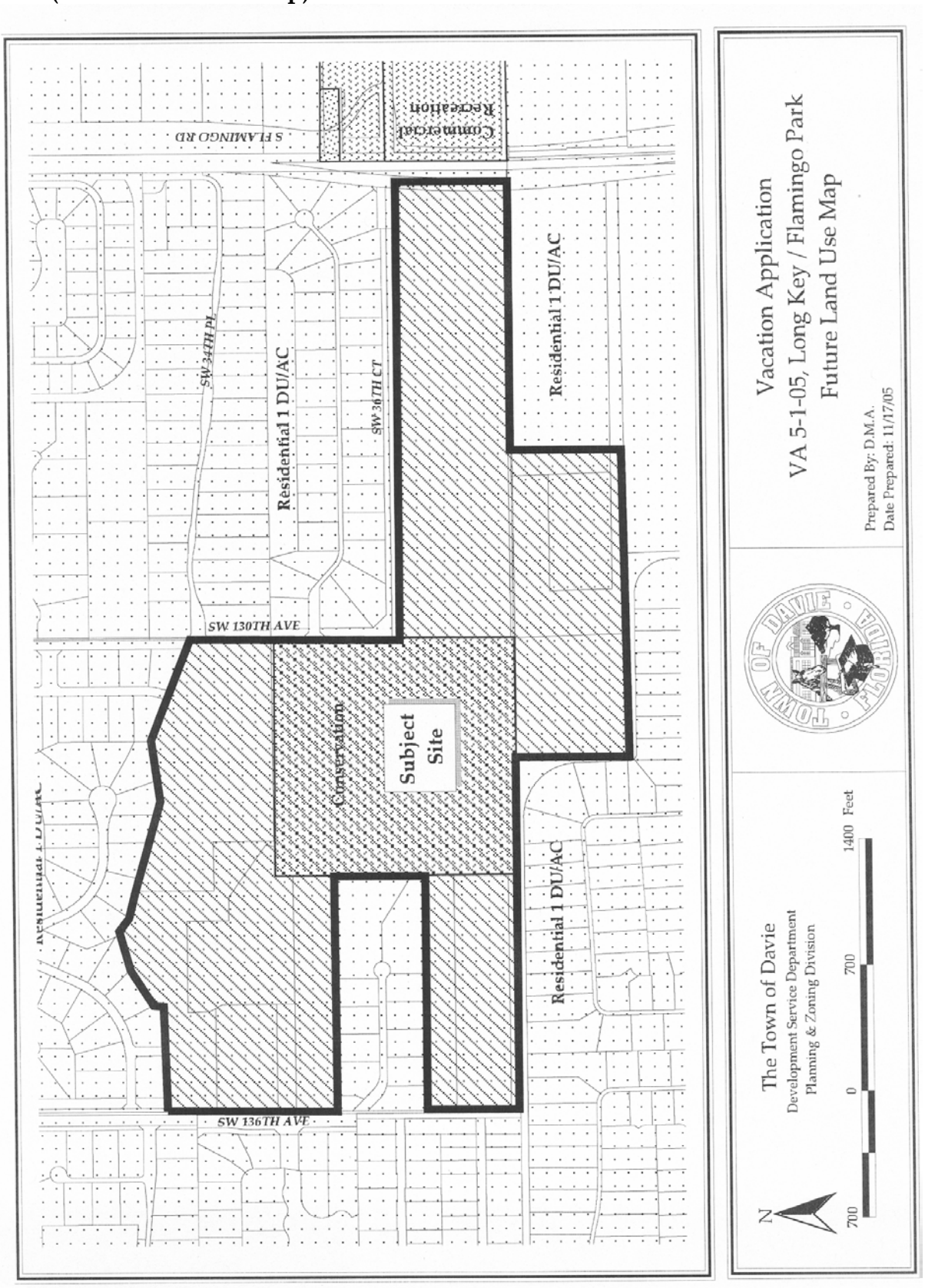
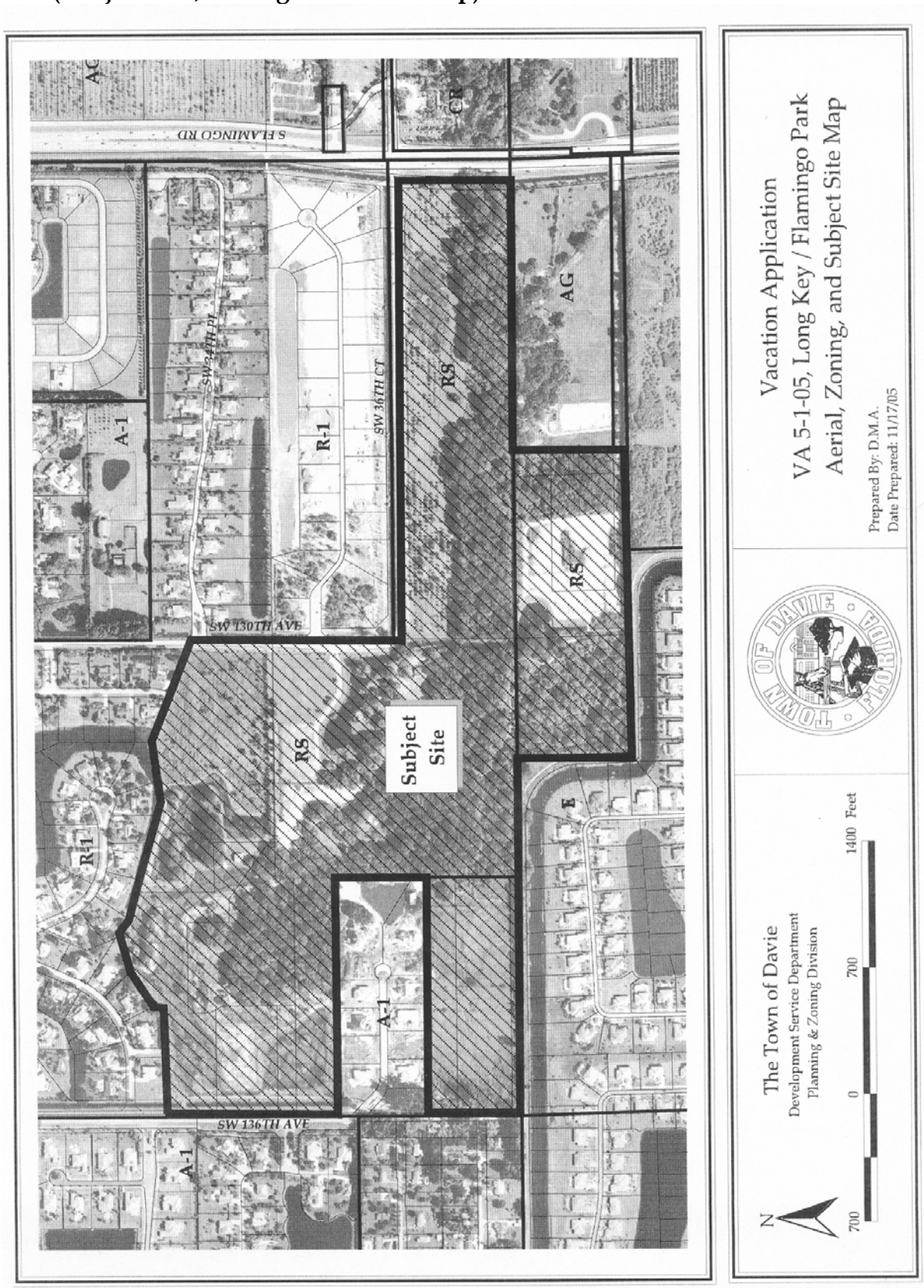


Exhibit 4 (Subject Site, Zoning and Aerial Map)



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