

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/(954) 797-1101  
Prepared by Annie Feng, Planner II

**SUBJECT:** Resolution DG 2-1-04/4200 Shotgun Road/Generally located on the east side of Shotgun Road, north of Orange Drive

**AFFECTED DISTRICT:** District 3

### **TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, DELETING A TEN-FOOT LANDSCAPE EASEMENT FROM THE RIVERSTONE PLAT; AND PROVIDING AN EFFECTIVE DATE. (DG 2-1-04/4200 Shotgun Road)

### **REPORT IN BRIEF:**

The Riverstone plat, approved by Town Council on November 6, 2002, includes a 10-foot-wide landscape easement along the east property line adjacent to Boy Scout Camp. This easement is approximately 1,850 feet long and runs through Lots 20, 21, 60, 61, 99, and 100. It was dedicated to the Homeowners Association as a landscape easement through the plat.

The 10-foot landscape easement is adjacent to a 30-foot recreational trail along the east property line of Lots 20, 21, 60, 61, 99, and 100 within the Riverstone development, and west of Boy Scout Camp. By code, no landscaping buffer is required between the residential development and open spaces, and a landscape easement cannot be fenced. The applicant is requesting to delete this landscape easement from the plat and construct a fence along the property line to separate the trail from the private properties. A site plan modification has been approved to delete the landscape easement, approximately 18,500 square feet (.42 acres) from the open space calculation for the overall site. The minimum open spaces required for the overall project is 40% or 123.29 acres. The provided open space is 132.376 acres, which exceeds the requirement by 9.05 acres. Therefore, the modification does not affect the overall site in terms of open space and landscape requirements. Deleting the landscape easement from the plat will allow the property owner to fence in all the way to the perimeter line without conflict between fences and land that cannot be fenced, such as the landscape easement. This resolution is not requested by Broward County; as such, it shall be recorded in the public records to reflect this plat modification.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** None

**FISCAL IMPACT:** None

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

**Attachments:** Resolution, Planning Report, Plat, Existing Future Land Use Map, and Subject Site and Aerial Map

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, DELETING A TEN-FOOT LANDSCAPE EASEMENT FROM THE RIVERSTONE PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Town Council approved the plat known as Riverstone Plat on November 6, 2002 by Resolution R 2002-285; and

WHEREAS, the approved plat includes a 10-foot-wide landscape easement along the east property line adjacent to Boy Scout Camp; and

WHEREAS, this easement is approximately 1,850 feet long and runs through Lots 20, 21, 60, 61, 99, and 100; and

WHEREAS, a site plan modification has been approved to delete the ten-foot landscape easement from the approved site plan for Riverstone; and

WHEREAS, the applicant desires to delete the ten-foot landscape easement from the plat.

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 to delete the ten-foot landscape easement from the Riverstone Plat. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall be recorded in the Broward County public records.

SECTION 3. 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.

Application #: DG 2-1-04 Riverstone  
Exhibit "A"

Revisions:  
Original Report Date: 3/12/04

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

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**APPLICANT INFORMATION**

**Owner/Petitioner:**

**Name:** G L Homes  
**Address:** 1401 University Drive  
**City:** Coral Springs, FL 33071  
**Phone:** (954) 753-1730

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**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** Petitioner is requesting to delete a ten-foot-wide landscaping easement along the eastern boundary adjacent to Parcel G from the plat of Riverstone.

**Address/Location:** 4200 Shotgun Road/Generally located on the east side of Shotgun Road, north of Orange Drive

**Future Land Use Plan Designation:** Residential 1 DU/AC

**Zoning:** E, Estate District

**Existing Use:** Vacant, Single family residents

**Proposed Use:** The proposed plat restricts development to 308 single-family lots.

**Parcel Size:** 308.227 acres

**Surrounding Uses:**

**North:** Single Family Homes (Crystal Grove, Long Lake I)  
**South:** Vacant  
**East:** Boy Scout Camp and Vista View Park  
**West:** Shotgun Road and Vacant parcels

**Surrounding Land Use Plan Designation:**

**North:** Residential 1 DU/AC  
**South:** Commercial

**East:** Recreation/Open Space  
**West:** Residential 1 DU/AC

**Surrounding Zoning:**

**North:** R-1 (Estate Dwelling District)  
**South:** A-1 (Agricultural District)  
**East:** RS (Recreation/Open Space), and CR (Commercial Recreation District)  
**West:** AG (Agricultural District), and CF (Community Facilities District)

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**Zoning History**

**Previous Request on same property:**

The plat, Riverstone, was approved by the Town Council on November 6, 2002 by Resolution R 2002-285. The plat is restricted to 308 single family homes.

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**Application Details**

The Riverstone plat, approved by Town Council on November 6, 2002, includes a 10-foot-wide landscape easement along the east property line adjacent to Boy Scout Camp. This easement is approximately 1,850 feet long and running through Lots 20, 21, 60, 61, 99, and 100. It was dedicated to the Homeowners Association as a landscape easement through the plat.

There is a 10-foot-wide equestrian trail west of the landscape easement along the east property line. The Riverstone Homeowners Association is proposing a five-foot-high chain link fence and a hedge along the east side of the landscape easement to separate the equestrian trail from the private lot. By code, a landscape easement cannot be fenced. This creates a 10-foot no-mans land between the private homeowners' fence and the Riverstone perimeter fence. Therefore, the applicant is requesting to delete this landscape easement from the plat.

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**Applicable Codes and Ordinances**

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

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**Significant Development Review Agency Comments**

All agency comments have been satisfied.

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**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 113.

**Broward County Land Development Code:** 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:** The proposed delegation request is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

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### **Staff Analysis/Findings of Fact**

The 10-foot landscape easement is adjacent to an existing equestrian trail along the east property line of Riverstone, and west Boy Scout Camp. The Riverstone Homeowners Association is proposing to construct a 5-foot-high black vinyl chain-link fence and hedges to separate the trail from the private property Lots 20, 21, 60, 61, 99, and 100. A site plan modification has been approved to delete the landscape easement, approximately 18,500 square feet (.42 acres) from the open space calculation for the overall site. The minimum open spaces required for the overall project is 40% or 123.29 acres. The provided open space is 132.376 acres, which exceeds 9.05 acres of the requirement. Therefore, the modification does not affect the overall site in terms of open space and landscape requirements. Deleting the landscape easement from the plat will allow the property owners to fence in all the way to the perimeter line without conflict between fences and land that cannot be fenced, such as the landscape easement.

The proposal is compatible with the Comprehensive Plan and Land Development regulations.

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### **Staff Recommendation**

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

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### **Town Council Action**

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**Exhibits:** Resolution, Plat, Existing Future Land Use Map, Subject Site and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

**Application #:** DG 2-1-04 Riverstone

**Revisions:**

**Exhibit "A"**

**Original Report Date:** 3/12/04

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

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### **APPLICANT INFORMATION**

**Owner/Petitioner:**

**Name:** G L Homes  
**Address:** 1401 University Drive  
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**Phone:** (954) 753-1730

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## **Background Information**

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**Application Request:** Petitioner is requesting to delete a ten-foot-wide landscaping easement along the eastern boundary adjacent to Parcel G from the plat of Riverstone.

**Address/Location:** 4200 Shotgun Road/Generally located on the east side of Shotgun Road, north of Orange Drive

**Future Land Use Plan Designation:** Residential 1 DU/AC

**Zoning:** E, Estate District

**Existing Use:** Vacant, Single family residents

**Proposed Use:** The proposed plat restricts development to 308 single-family lots.

**Parcel Size:** 308.227 acres

### **Surrounding Uses:**

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There is a 30-foot-wide recreational trail, dedicated to public for equestrian and recreational uses, west of the landscape easement along the east property line. The Riverstone Homeowners Association is proposing a five-foot-high chain link fence and a hedge along the east side of the landscape easement to separate the recreational trail from the private lots. By code, no landscaping buffer is required between the residential development and open spaces, and a landscape easement cannot be fenced. This creates a 10-foot no-mans land between the private owners' fence and the Riverstone perimeter fence. Therefore, the applicant is requesting to delete this landscape easement from the plat.

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### **Applicable Codes and Ordinances**

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

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### **Significant Development Review Agency Comments**

All agency comments have been satisfied.

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### **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.

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**Applicable Goals, Objectives & Policies:** The proposed delegation request is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

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### **Staff Analysis/Findings of Fact**

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The proposal is compatible with the Comprehensive Plan and Land Development regulations.

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### **Staff Recommendation**

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

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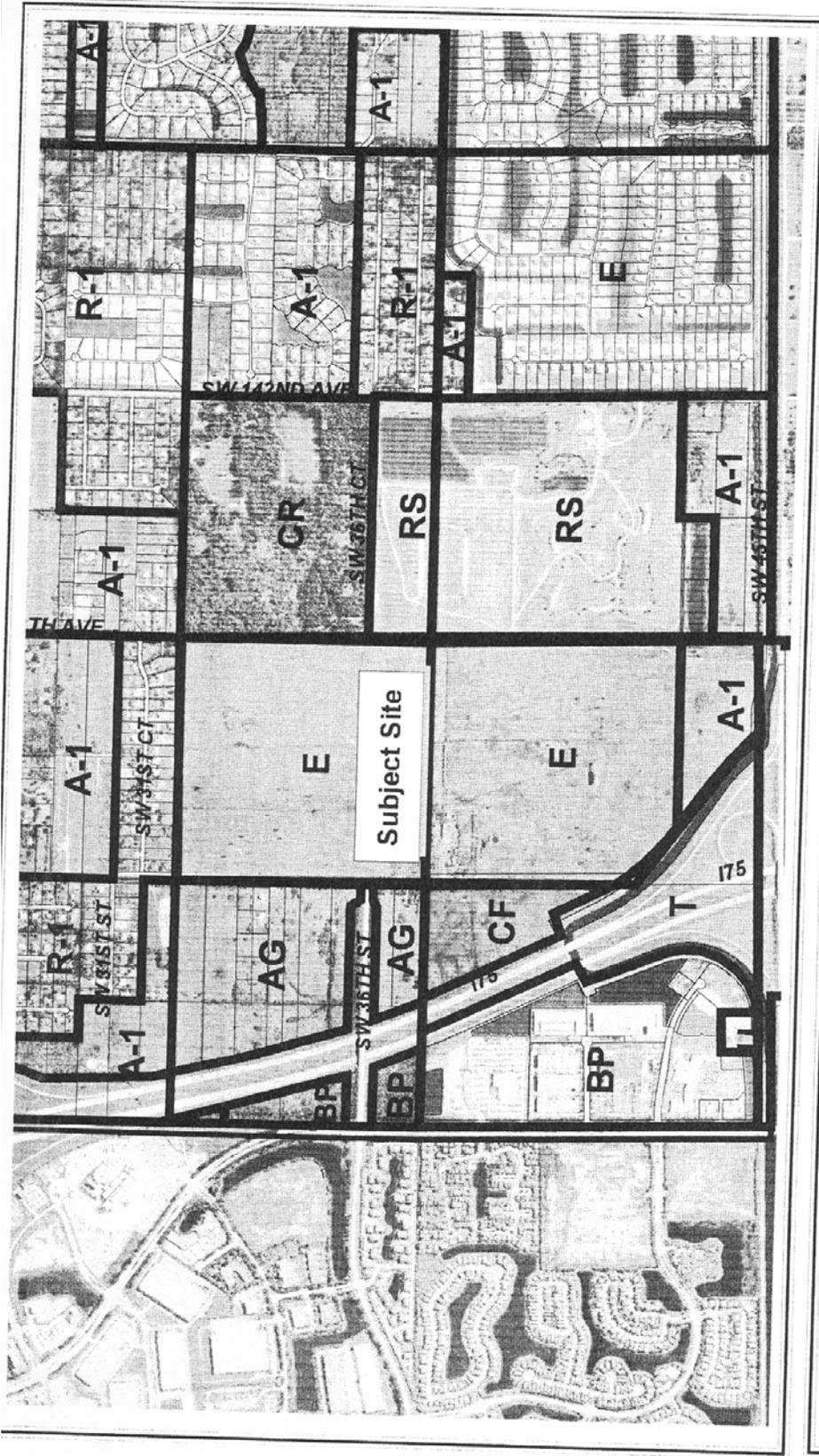
### **Town Council Action**

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**Exhibits:** Resolution, Plat, Existing Future Land Use Map, Subject Site and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



Date Flown:  
12/31/00



1000 0 1000 2000 Feet

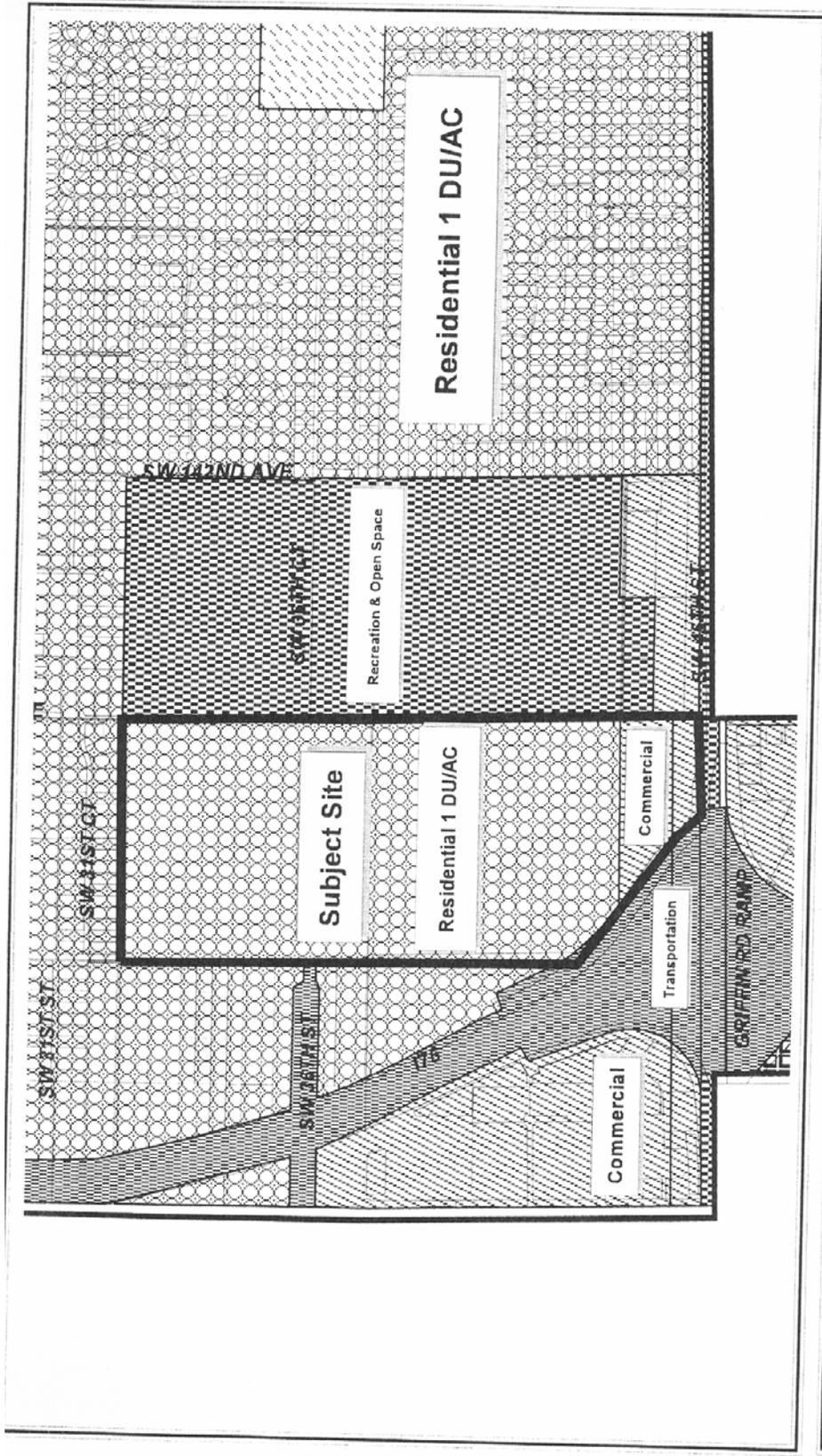


Planning & Zoning Division - GIS



# Delegation Request DG 2-1-04 Zoning and Aerial Map

Prepared By: AYF  
Date Prepared: 3/12/04



**Delegation Request  
 DG 2-1-04  
 Future Land Use Map**

Prepared By: AYF  
 Date Prepared: 3/12/04



Date Flown:  
 12/31/00



Planning & Zoning Division - GIS

"RIVERSTONE"

PLAT OF ALL OF PARCEL "A", SOUTH POST, AS RECORDED IN PLAT BOOK 171 PAGES 196 - 201, BROWARD COUNTY RECORDS, AND LYING IN SECTIONS 21 & 26, TOWNSHIP 30 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA. TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN # 102944276. Page 1 of 18 Recorded 05/21/2003 at 01:36 PM

DEDICATION

STATE OF FLORIDA COUNTY OF BROWARD KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF DAVIE ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "RIVERSTONE" SAID PLAT BEING A REPLAT

- 1. PARCEL "A", PRIVATE ROADWAY, IS HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR INGRESS/EGRESS, DRAINAGE AND UTILITY PURPOSES... 2. PARCELS "B, C AND D" ARE HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR ENTRY, LANDSCAPING, BUFFERING, WATER MANAGEMENT AND OTHER PROPER PURPOSES... 3. PARCELS "E AND F" ARE HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR BUFFER AND OPEN SPACE PURPOSES... 4. PARCEL "G" (RECREATIONAL TRAIL) IS HEREBY DEDICATED TO THE TOWN OF DAVIE FOR PEDESTRIAN AND EQUESTRIAN INGRESS AND EGRESS... 5. PARCELS "H1, H2 AND H3" ARE HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. UNTIL THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY... 6. UTILITY DRAINAGE AND SIDEWALK EASEMENTS (U.D. & S.E.) ARE HEREBY DEDICATED TO THE TOWN OF DAVIE, CITY OF SUNRISE, CENTRAL BROWARD WATER CONTROL DISTRICT AND THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR INGRESS/EGRESS, DRAINAGE AND UTILITY PURPOSES... 7. TRAFFIC CONTROL EASEMENT IS HEREBY GRANTED TO BROWARD COUNTY FOR THE PURPOSES INDICATED... 8. LAKE EASEMENTS 1 THROUGH 11 ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR WATER MANAGEMENT PURPOSES... 9. CANAL EASEMENT 1 SHOWN HEREON IS HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR CANAL AND WATER MANAGEMENT PURPOSES... 10. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND THE CANAL MAINTENANCE EASEMENT (C.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT... 11. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR UTILITY PURPOSES... 12. DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT... 13. LAKE ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT... 14. LANDSCAPE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE AND LANDSCAPE PURPOSES... 15. LIFT STATION EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF SUNRISE, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATIONS AND RELATED PURPOSES... 16. THE LANDMARK AND HOMEOWNERS AGREEMENT IS HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. WHERE APPROPRIATE... 17. THE SIDEWALK EASEMENTS AS SHOWN HEREON ADJACENT TO SHOTGUN ROAD RIGHT OF WAY ARE HEREBY DEDICATED TO BROWARD COUNTY FOR SIDEWALK CONSTRUCTION AND PEDESTRIAN ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BROWARD COUNTY... 18. NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING FRANCES, UTILITIES OR LANDSCAPING ARE ALLOWED WITHIN CANAL MAINTENANCE EASEMENTS OR LAKE MAINTENANCE EASEMENTS WITHOUT THE APPROVAL OF AND A PERMIT FROM THE CENTRAL BROWARD WATER CONTROL DISTRICT... 19. THE A.T.F. BARBERSHIP (A.T.F.S.) AS SHOWN HEREON IS HEREBY DEDICATED TO AMERICAN TELEPHONE AND TELEGRAPH FOR PROPER PURPOSES IN MINNESOTA... 20. THE BELLSOUTH EASEMENT (B.S.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO BELL SOUTH FOR PROPER PURPOSES PRESENTS TO BE SIGNED BY G.L. HOMES OF DAVIE IV CORPORATION, A GENERAL PARTNER OF G.L. HOMES OF DAVIE ASSOCIATES IV, LTD. THIS 11th DAY OF NOVEMBER, 2003. A.D.

Witness: [Signatures]
WITNESS: [Signatures]

G.L. HOMES OF DAVIE ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: [Signatures]
GENERAL PARTNER
RICHARD A. COSTELLO, VICE PRESIDENT
ALAN J. FANT, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD I HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, RICHARD A. COSTELLO AND ALAN J. FANT, BOTH VICE PRESIDENTS OF G.L. HOMES OF DAVIE IV, A FLORIDA LIMITED PARTNERSHIP, WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION. THEY ARE PERSONALLY KNOWN TO ME AND DO NOT TAKE AN OATH.
WITNESS MY SIGNATURE AND OFFICIAL SEAL AT 1891 BIRMGHAM DR., BROWARD COUNTY, FLORIDA, THIS 12th DAY OF SEPTEMBER, 2003. A.D.
MY COMMISSION EXPIRES: March 18, 2005
CC 992953

SURVEYOR'S CERTIFICATE

I, ROBERT P. LEON, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON AND THAT THE SURVEY AND PLAT WERE MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 FLORIDA STATUTES AND THE APPLICABLE SECTIONS OF CHAPTER 1807-4 OF THE FLORIDA ADMINISTRATIVE CODE. THE BENCHMARKS SHOWN HEREON WERE ESTABLISHED IN CONFORMANCE WITH THE NATIONAL GEODETTIC VERTICAL DATUM (NGVD) AND NATIONAL OCEAN SURVEY THIRD ORDER CONTROL STANDARDS. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AS SHOWN ON THIS PLAT SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER PUBLICLY INSTRUMENT CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.
DATED AT DEERBUSH PINES, BROWARD COUNTY, FLORIDA, THIS 11th DAY OF NOVEMBER, 2003. A.D.
Robert P. Leon
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 2872
WILSON LEON AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 18 8640

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC RIGHTS THIS 22nd DAY OF NOVEMBER, 2003. A.D.
BY: [Signature]
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 19th DAY OF MAY, 2003. A.D.
BY: [Signature]
EXECUTIVE DIRECTOR OF DESIGNER

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 21st DAY OF MAY, 2003. A.D. AND RECORDED IN PLAT BOOK 172, PAGE 111. RECORD NUMBER: 2023.
ATTEST: ROGER J. DESJARDIS, COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT 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 COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 22nd DAY OF SEPTEMBER, 2003. A.D.
ATTEST: ROGER J. DESJARDIS, COUNTY ADMINISTRATOR

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 19th DAY OF MAY, 2003. A.D.
BY: [Signatures]
DATE: 5-19-03
BROWARD COUNTY SURVEYOR, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NUMBER 150993

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 19th DAY OF MAY, 2003. A.D.
BY: [Signature]
DIRECTOR OF REGIONAL

CENTRAL BROWARD WATER CONTROL DISTRICT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 19th DAY OF MAY, 2003. A.D.
BY: [Signature]
CHAIRPERSON
BY: [Signature]
DISTRICT MANAGER

TOWN PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
BY: [Signature]
CHAIRMAN
DATE: Oct 9, 2002

TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, FLORIDA BY RESOLUTION ADOPTED THIS 19th DAY OF MAY, 2003. A.D.
ATTEST: [Signature]
TOWN CLERK
APPROVED: [Signature]
MAYOR

DEVELOPMENT SERVICES DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
BY: [Signature]
SECTION MANAGER

TOWN OF DAVIE NOTARY COUNTY SURVEYOR COUNTY ENGINEER SURVEYOR
[Signatures and Seals]

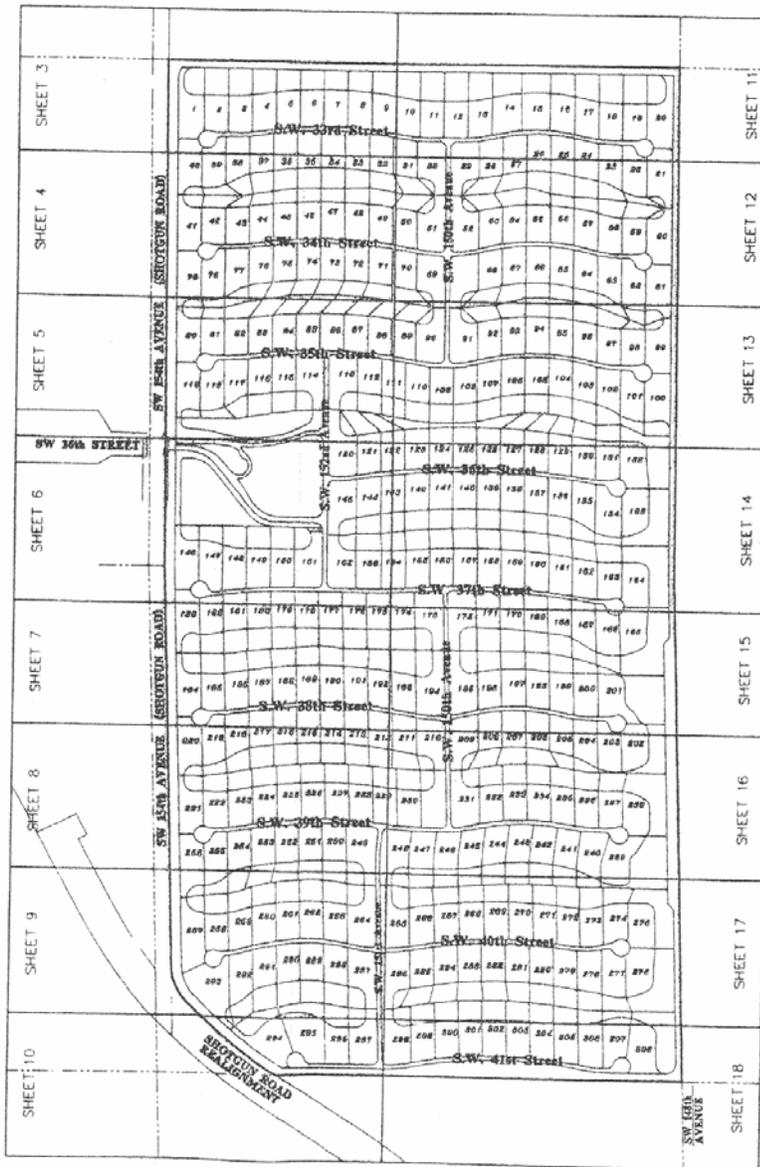
# "RIVERSTONE"

A REPLAT OF ALL OF PARCEL "A", SOUTH POST, AS RECORDED IN PLAT BOOK 171, PAGES 196-201, BROWARD COUNTY RECORDS, AND LYING IN SECTIONS 21 & 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN:  
Page2



NOT TO SCALE



KEY MAP

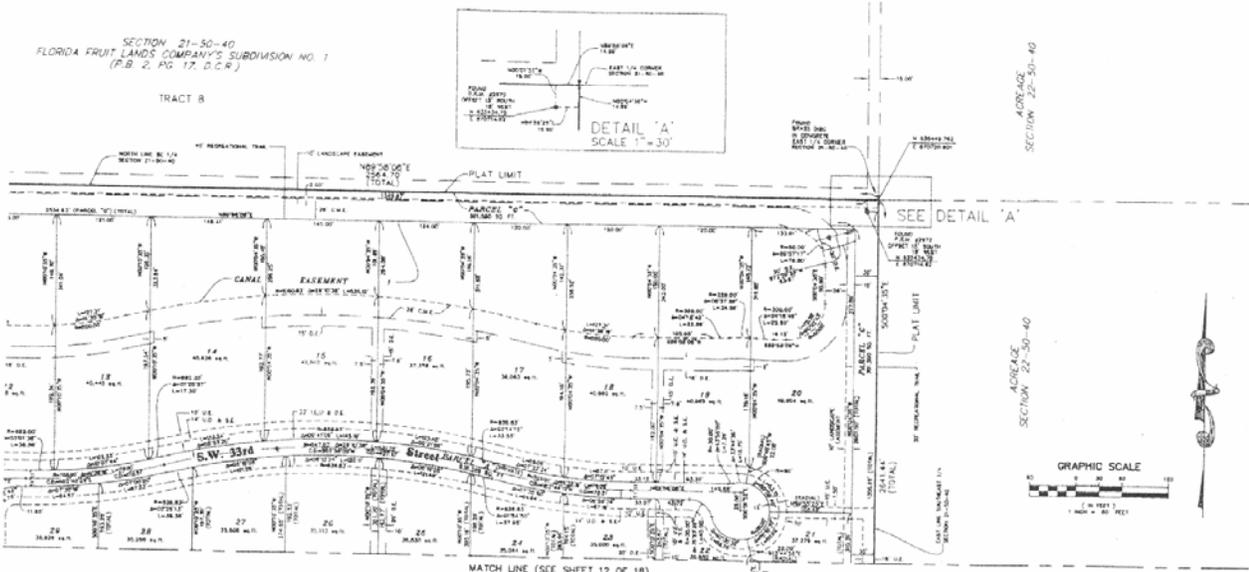
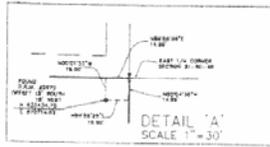
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TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN #102944776  
Page 11 of 18

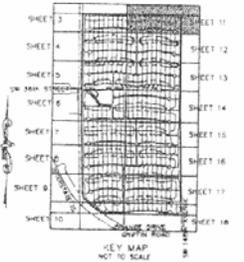
SECTION 21-30-40  
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1  
(P.B. 2, PG. 17, D.C.R.)

TRACT 8



**PLAT NOTES CONTINUED:**

- 1. OFFICIAL SECTION CORNER(S) BEING ONE OF THE PLAT CORNERS OF THIS PLAT.
- 2. ALL CORNERS OF THIS PLAT SHALL BE MARKED WITH IRON PIPES.
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- 15. ALL CORNERS OF THIS PLAT SHALL BE MARKED WITH IRON PIPES.
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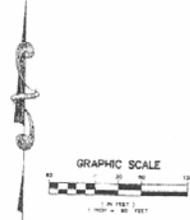
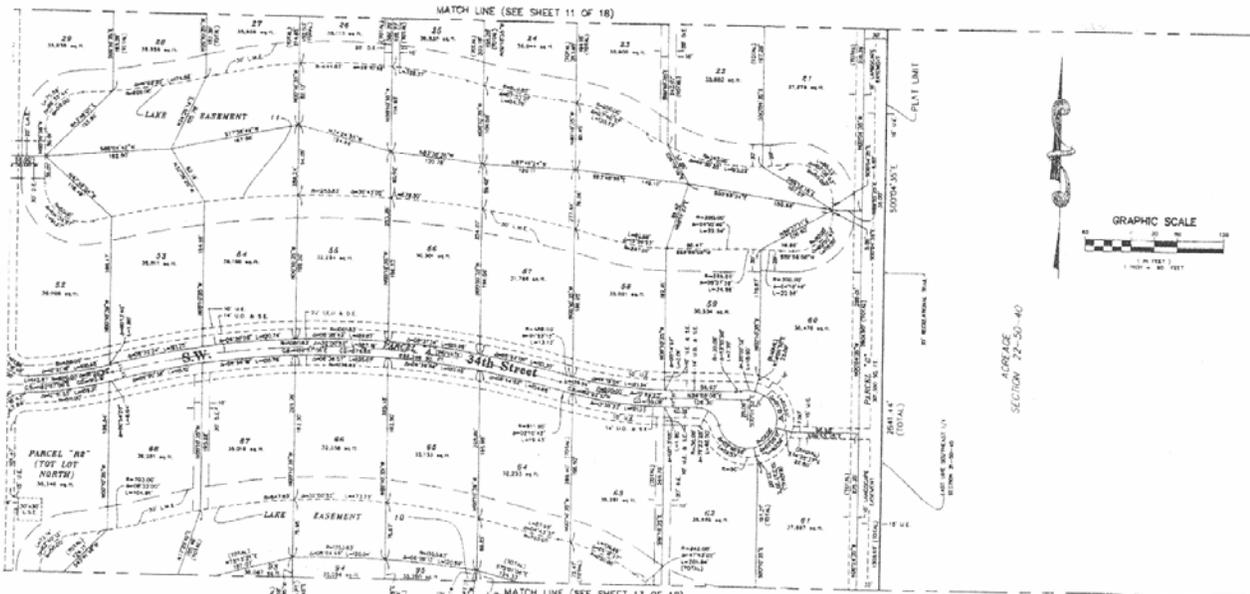
- M.P.B. = METROPOLITAN PLAT BOOK
- P.B. = PLAT BOOK
- P. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- R. = RADIUS
- A = CENTRAL ANGLE
- L = ARC LENGTH
- S.E. = SOUTH EAST
- D.E. = DRAINAGE EASEMENT
- S.F. = SQUARE FEET
- W.A. = WALKWAY ACCESS LINE (W.A.L.)
- C.P. = CENTERLINE
- R.P. = RADIUS POINT
- D.W. = RIGHT OF WAY
- D.E. = DEPARTMENT OF TRANSPORTATION
- S.E. = SIDEWALK EASEMENT
- U.S. & F.E. = UTILITY EASEMENT AND SIDEWALK EASEMENT
- L.U. & D.E. = LIGHTS, FENCES, UTILITY AND DRAINAGE EASEMENT
- L.W.E. = LANE MAINTENANCE EASEMENT
- L.A.E. = LAKE ACCESS EASEMENT
- L.T.E. = LEFT TURN EASEMENT
- A.R.T.E. = AIRCRAFT TELEPHONE & TELEGRAPH EASEMENT
- S.E. = SOUTH EAST
- C.B. = CROSS BARRIERS
- D.O. = DRIVE DISTANCE
- P.P. = PERMANENT REFERENCE POINT
- S.P. = SIGN-STRUCTURE ACCESS LINE (S.A.L.)
- P.P. = PERMANENT REFERENCE POINT
- W. = WALKWAY
- W. = WALKWAY TABLE REFERENCE

AREA TABULATION	SQUARE FEET	ACRES
PANEL 10	130,248	3.000
PANEL 11	130,248	3.000
PANEL 12	130,248	3.000
PANEL 13	130,248	3.000
PANEL 14	130,248	3.000
PANEL 15	130,248	3.000
PANEL 16	130,248	3.000
PANEL 17	130,248	3.000
PANEL 18	130,248	3.000
TOTAL	13,428,360	308.227

PREPARED BY:  
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SURVEYORS  
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TEL: 954-944-1111  
WWW.WILLERLEGG.COM

**"RIVERSTONE"**  
A REPLAT OF ALL OF PARCEL "A", SOUTH POST, AS RECORDED IN PLAT BOOK 171, PAGES 186-201, BROWARD COUNTY RECORDS, AND LYING IN SECTIONS 21 & 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA  
TOWN OF DAVE, BROWARD COUNTY, FLORIDA

CFN #102944276  
Page 12 of 18



SECTION 22-36-40

**PLAT NOTES CONTINUED**

1. OFFICIAL FUNCTION CONTRACTED BY THE STATE OF FLORIDA FOR THIS PLAT

2. CITY CODE OF MIAMI BEACH

3. THE APPROVED PLANNING AND PRESENT USE

4. THE PLAT IS IN ACCORDANCE WITH THE 1978

5. THE APPROVED PLANNING AND PRESENT USE

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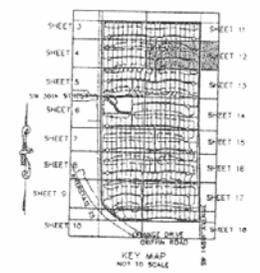
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100. THE APPROVED PLANNING AND PRESENT USE



**LEGEND:**

- M.M.B. = MISCELLANEOUS PLAT BOOK
- P.B. = PLAT BOOK
- P.O. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- R = RADIUS
- A = CENTRAL ANGLE
- L = ARC LENGTH
- U.E. = UTILITY EASEMENT
- S.G.F. = SQUARE FEET
- H--- = NON VEHICULAR ACCESS LINE (NVAL)
- S = CENTERLINE
- RAD. PT. = RADIAL POINT

- R/W = RIGHT OF WAY
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- S.E. = SIDEWALK EASEMENT
- U.D. & S.E. = UTILITY, DRAINAGE AND SIDEWALK EASEMENT
- U.D. & D.E. = UTILITY, DRAINAGE AND SIDEWALK EASEMENT
- C.M.E. = CANAL MAINTENANCE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.A.E. = LAKE ACCESS EASEMENT
- L.S.E. = LEFT EJECTION EASEMENT
- A.T.E. = AIRCRAFT TELEPHONE & TELEGRAPH EASEMENT
- S.T.E. = SELLER'S EASEMENT
- C.S. = CHURCH SEASIDE
- O.P.M. = PERMANENT REFERENCE MONUMENT
- P.O.P. = PERMANENT CONTROL POINT
- ⊙ = LINE/CURVE TABLE REFERENCE

AREA TABULATION	SQUARE FEET	ACRES
PARCEL "A"	628,282	14.50
PARCEL "B"	48,887	1.12
PARCEL "C"	70,000	1.61
PARCEL "D"	143,000	3.27
PARCEL "E"	81,000	1.86
PARCEL "F"	288,228	6.62
PARCEL "G"	30,393	0.70
PARCEL "H"	16,117	0.37
PARCEL "I"	85,248	1.95
PARCEL "J"	37,000	0.85
PARCEL "K"	1,848,000	42.20
PARCEL "L"	13,428,388	308.27
<b>TOTAL</b>		

PREPARED BY:  
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