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 4

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.

SECTION3. 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

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

APPLICANT INFORMATION

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

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)

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.

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 trial 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.

Applicable Codes and Ordinances

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

Significant Development Review Agency Comments

All agency comments have been satisfied.

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.

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 trial 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.

Staff Recommendation

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

Town Council Action

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

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

APPLICANT INFORMATION

Owner/Petitioner:

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

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)
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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)
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There is a 30-foot-wide recreational trial, 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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The proposal is compatible with the Comprehensive Plan and Land Development regulations.

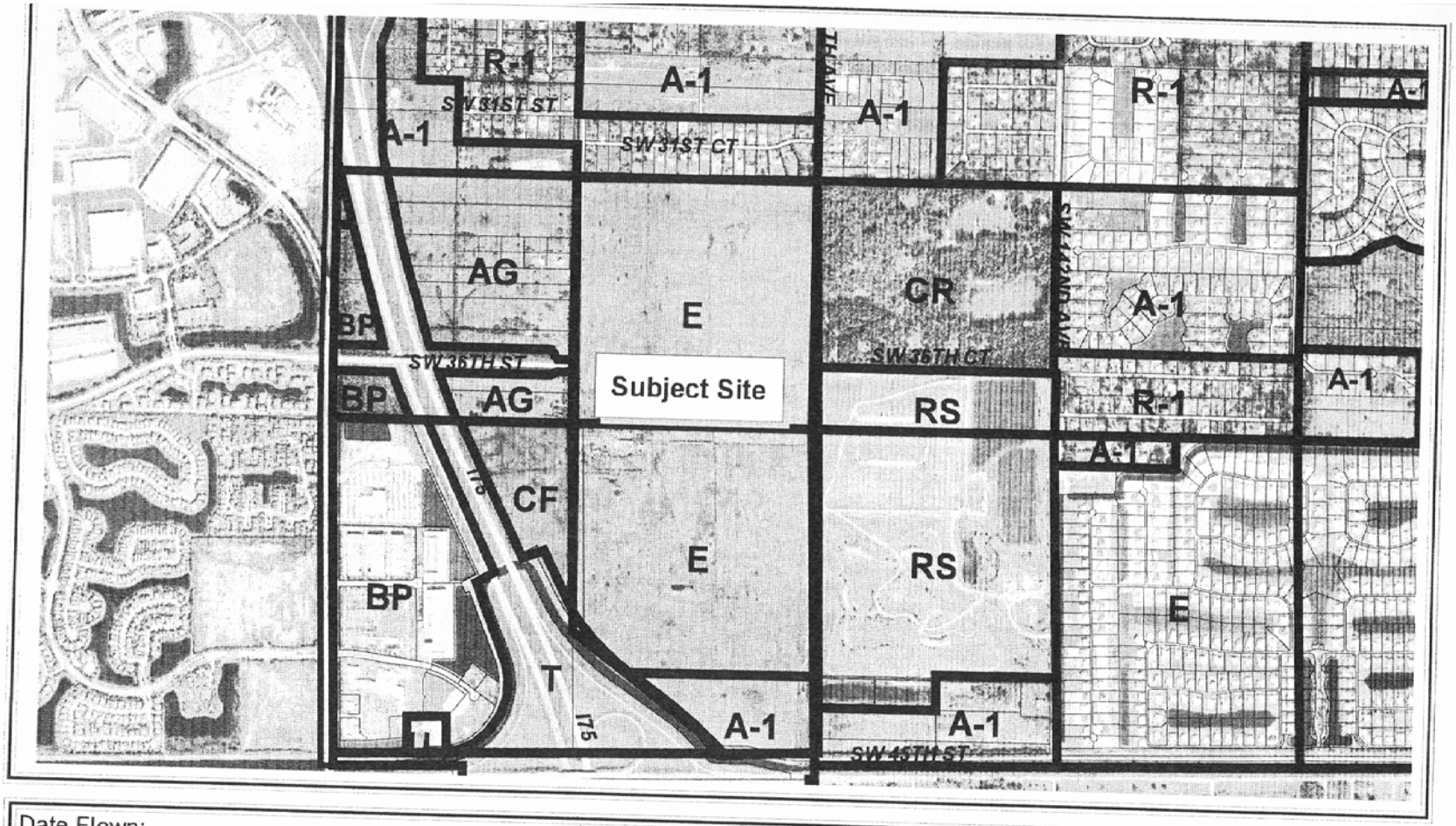
Staff Recommendation

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

Town Council Action

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

Prepared by: _____ Reviewed by: _____



Date Flown:
12/31/00

N

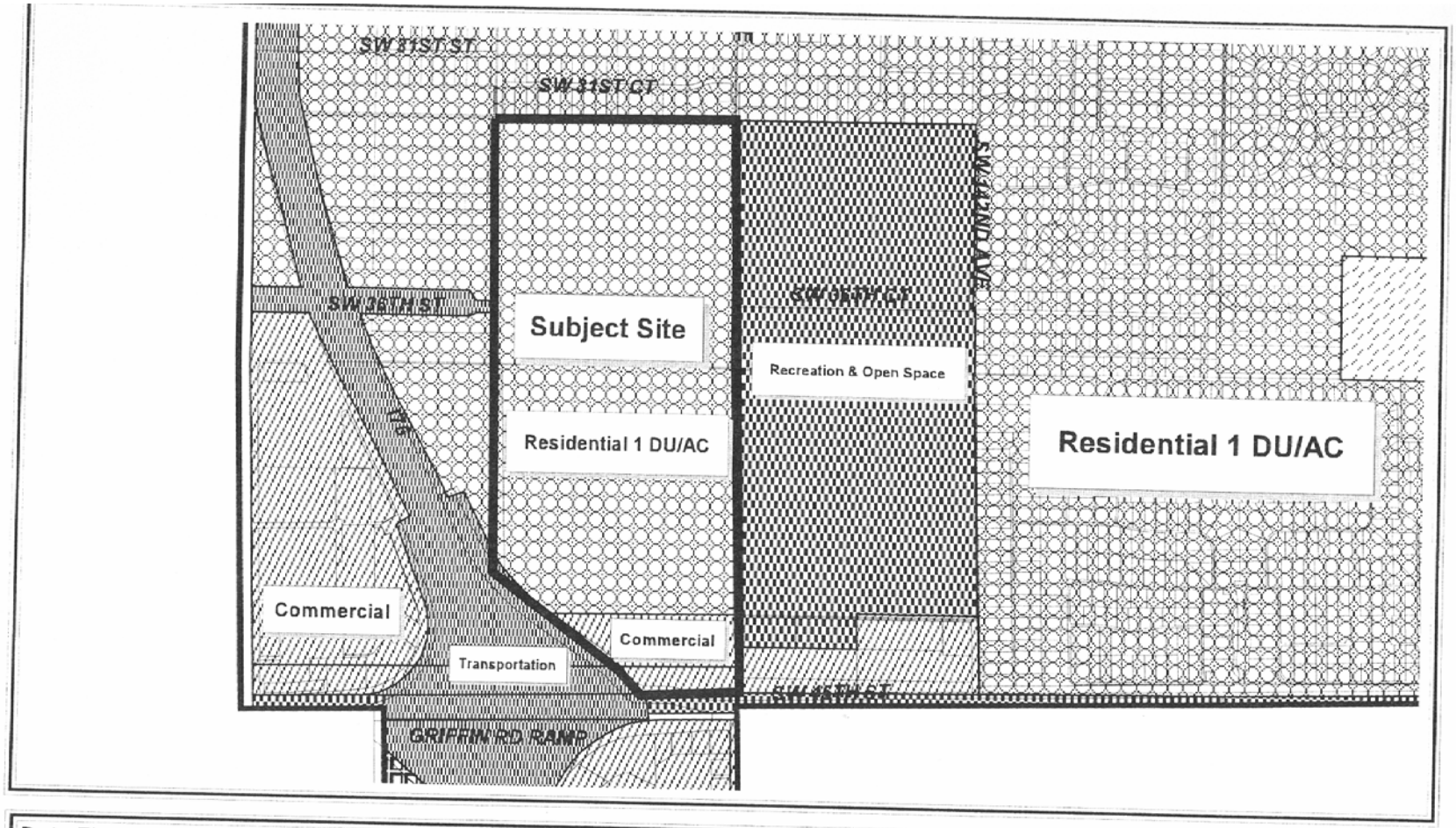
1000 0 1000 2000 Feet

Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

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

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



Date Flown:
12/31/00

N

1000 0 1000 2000 Feet

Planning & Zoning Division - GIS

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

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

"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 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN # 102944276,
Page1 of 18
Recorded 05/21/2003 at 01:36 PM

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD SS

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, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF DAVIE, CITY OF SUNRISE, CENTRAL BROWARD WATER CONTROL DISTRICT FOR INGRESS/EGRESS, DRAINAGE AND UTILITY PURPOSES. THE R/W EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER 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 AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. PARCELS "E AND F" ARE HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR BUFFER AND OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
4. PARCEL "G" (RECREATIONAL TRAIL) IS HEREBY DEDICATED TO THE TOWN OF DAVIE FOR PEDESTRIAN AND EQUESTRIAN INGRESS AND EGRESS AND SHALL BE THE MAINTAINED BY THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. UNTIL THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY. AFTER WHICH PARCEL "G" SHALL BE MAINTAINED BY THE TOWN OF DAVIE.
5. PARCELS "R1, R2 AND R3" ARE HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR PRIVATE RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
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, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
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 AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC.
9. CANAL EASEMENT 1 SHOWN HEREON IS HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR CANAL AND WATER MANAGEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CENTRAL BROWARD WATER CONTROL DISTRICT. WETLAND AND LITTORAL SHELF PLANTINGS WITHIN THE CANAL SHALL BE MAINTAINED BY THE RIVERSTONE HOMEOWNERS ASSOCIATION.
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 FOR LAKE AND CANAL MAINTENANCE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, EXCEPT WHERE THE L.M.E. OVERLAPS PARCEL "G" (RECREATIONAL PARCEL). THOSE AREAS SHALL BE MAINTAINED BY THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. UNTIL THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY, AFTER WHICH THOSE PORTIONS OF PARCEL "G" SHALL BE MAINTAINED BY THE TOWN OF DAVIE.
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 AND RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC.
13. LAKE ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT AND RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR LAKE ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC.
14. LANDSCAPE EASEMENTS AS SHOW 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 LANDSCAPE AND MONUMENT SIGN EASEMENT IS HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC.
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 FENCES, 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, THE TOWN OF DAVIE AND/OR THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. WHERE APPROPRIATE.
19. THE A.T.&T. EASEMENT (A.T.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO AMERICAN TELEPHONE AND TELEGRAPH FOR PROPER PURPOSES.
20. THE BELLSOUTH EASEMENT (B.S.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO BELL SOUTH FOR PROPER PURPOSES.
21. AN EASEMENT FOR PUBLIC ROADWAY DRAINAGE FROM SHOTGUN ROAD IS HEREBY DEDICATED TO THE PUBLIC OVER THE DRAINAGE EASEMENTS, LAKE EASEMENTS AND CANAL EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, SAID G.L. HOMES OF DAVIE ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE 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 18 DAY OF SEPTEMBER, 2002 A.D.

G.L. HOMES OF DAVIE ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: G.L. HOMES OF DAVIE IV, CORPORATION, A GENERAL PARTNER

WITNESS Karen Rattiner — RICHARD A. COSTELLO, VICE PRESIDENT
WITNESS Rhd E. Olivier
WITNESS Karen Rattiner — ALAN J. FANT, VICE PRESIDENT
WITNESS Rhd E. Olivier

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD SS

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, CORPORATION, A GENERAL PARTNER OF G.L. HOMES OF DAVIE ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT 1481 Bolanci Dr. BROWARD COUNTY, FLORIDA, THIS 18 DAY OF September 2002 A.D.

MY COMMISSION EXPIRES: March 18, 2005
CC 982953
Kathleen M. Coffman
NOTARY PUBLIC – STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I, ROBERT P. LEGG, 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 DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART I FLORIDA STATUTES AND THE APPLICABLE SECTIONS OF CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. THE BENCHMARKS SHOWN HEREON WERE ESTABLISHED IN CONFORMITY WITH THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) AND NATIONAL OCEAN SURVEY THIRD ORDER CONTROL STANDARDS. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AS SHOWN ON THIS PLAT HAVE BEEN SET WHERE INDICATED. THE PERMANENT CONTROL POINTS (PCP'S) AS SHOWN HEREON WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

DATED AT PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THIS 11 DAY OF NOVEMBER, 2002 A.D.

Robert P. Legg
ROBERT P. LEGG
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 2872
MILLER LEGG AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 6680

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-WAYS THIS 22 DAY OF August, 2002 A.D.

BY: R. Mann
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 15 DAY OF May, 2002 A.D.

BY: Barbara Blake Boy
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 21 DAY OF May, 2003 A.D. AND RECORDED IN PLAT BOOK 172, PAGE 111, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR
BY: Leonny Viat
DEPUTY

CHARTED OCT 1ST 1915

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 4th DAY OF FEBRUARY, 2003 A.D.

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR
BY: MAYOR, COUNTY COMMISSION
BY: Maria T. Ortega
DEPUTY

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: ERIC D. AUGUSTO, BROWARD COUNTY SURVEYOR, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NUMBER LS5093 — DATE 5/15/03

BY: HENRY F. COOK, DIRECTOR OF ENGINEERING, FLORIDA PROFESSIONAL ENGINEER, REGISTRATION NUMBER 12606 — DATE 5-15-03

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 19 DAY OF MAY, 2003 A.D.

BY: Elliot Auerbach
DIRECTOR OR DESIGNEE

CENTRAL BROWARD WATER CONTROL DISTRICT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: CHAIRPERSON — DATE 10-17-02
BY: DISTRICT MANAGER — DATE 5-19-03

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: 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 _____ DAY OF _____, 20__ A.D.

ATTEST: TOWN CLERK
APPROVED: 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: DIRECTOR/PLANNER

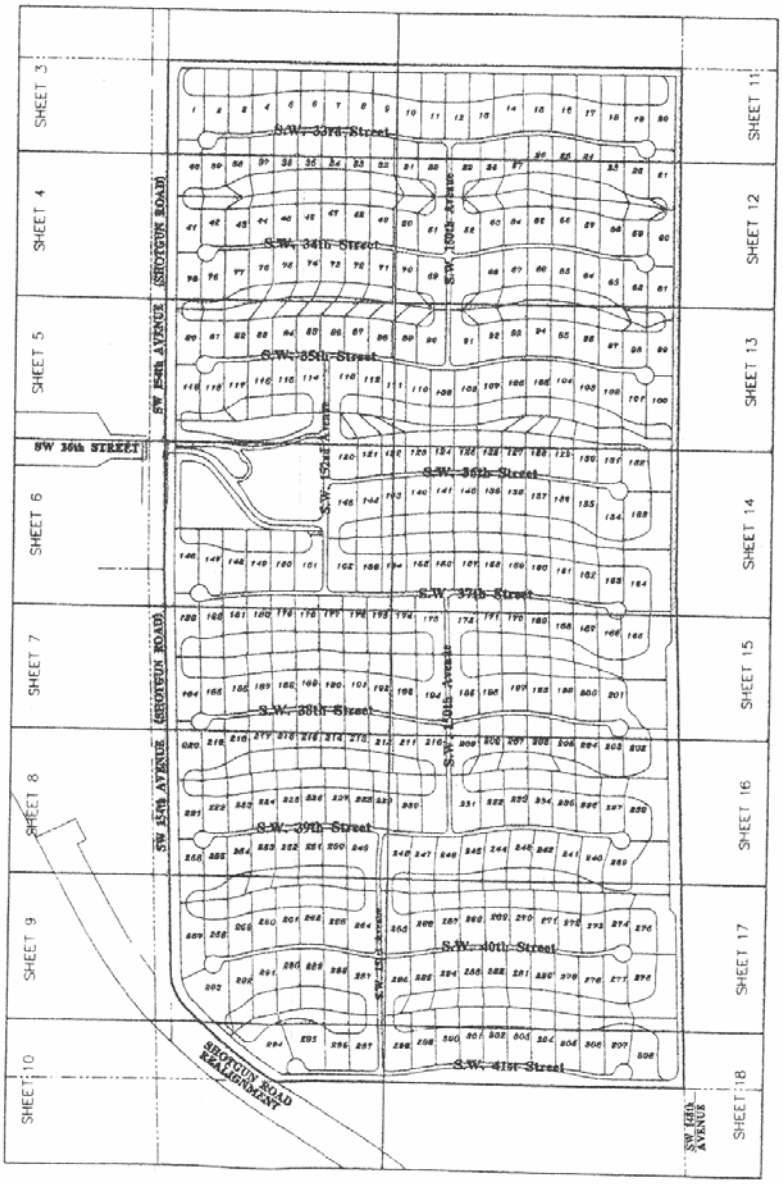
TOWN OF DAVIE | NOTARY | COUNTY SURVEYOR | COUNTY ENGINEER | SURVEYOR

"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 & 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

NOT TO SCALE



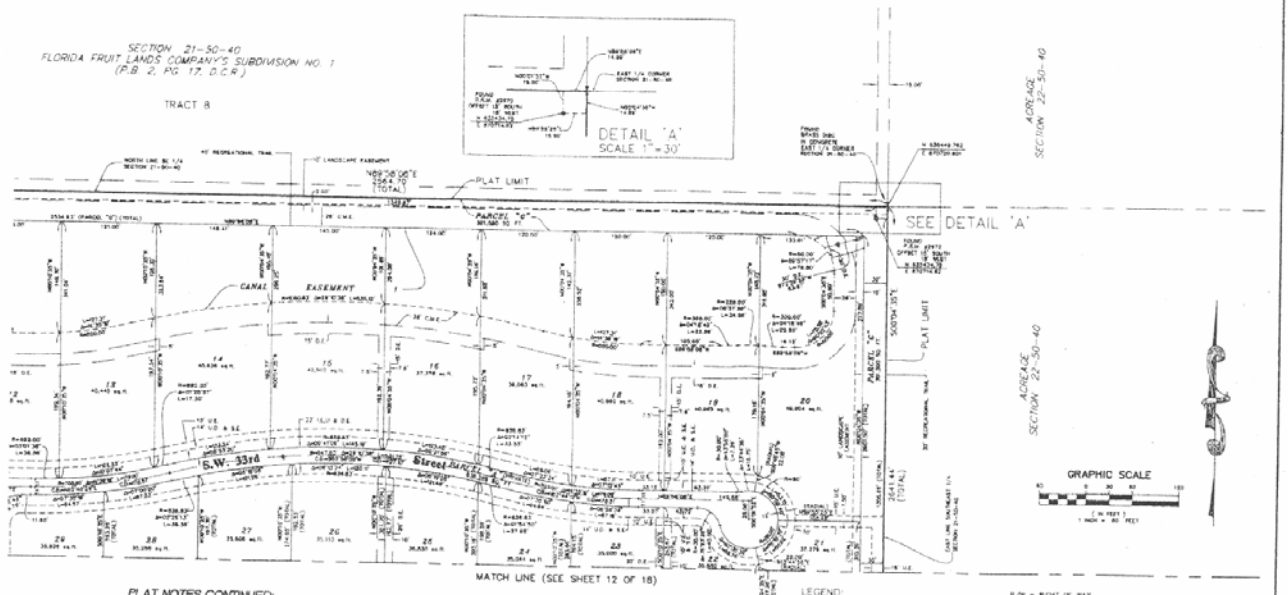
KEY MAP

"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 & 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN #102944276
Page11 of 18

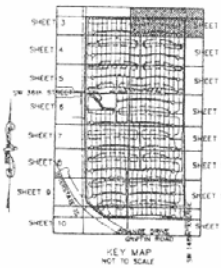


PLAT NOTES CONTINUED:

6.) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FINAL INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 4, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME. SEE (D)

7.) IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROW BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY FEBRUARY 4, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



KEY MAP
NOT TO SCALE

LEGEND:

M.P.B. = MISCELLANEOUS PLAT BOOK
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P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
= LINE/CURVE TABLE REFERENCE

AREA TABULATION	SQUARE FEET	ACRES
PARCEL "A"	638,268	14.653
PARCEL "B"	16,357	0.376
PARCEL "C"	100,890	2.316
PARCEL "D"	152,101	3.493
PARCEL "E"	97,252	2.232
PARCEL "F"	290,838	6.676
PARCEL "G"	301,990	6.934
PARCEL "H"	122,127	2.804
PARCEL "I"	35,248	0.809
PARCEL "J"	37,886	0.870
396 LOTS	11,846,351	271.946
TOTAL	13,424,368	308.227

PREPARED BY:

MILLER LEGG
CONSULTING ENGINEERS & SURVEYORS
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(954) 472-1201 FAX (954) 472-1201
FORT LAUDERDALE OFFICE
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FORT LAUDERDALE, FLORIDA 33306
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7777 GLADES ROAD, SUITE 305
BOCA RATON, FLORIDA 33434
(561) 368-9336 FAX (561) 368-9837
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"RIVERSTONE"

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TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

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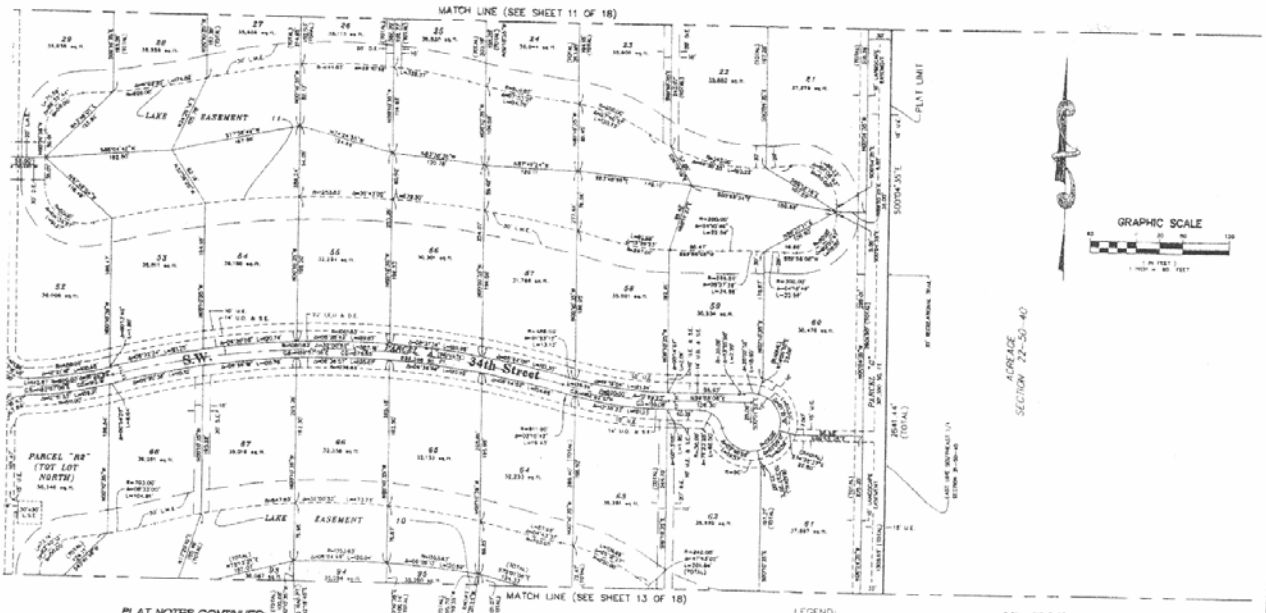
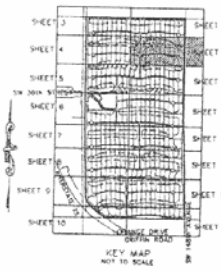


PLAT NOTES CONTINUED

6.) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 4, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THE REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME. (686L08)

7.) IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY FEBRUARY 4, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT PROVIDED A PROGRESS PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THE REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28) FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



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AREA TABULATION	SQUARE FEET	ACRES
PARCEL "A"	639,260	14.680
PARCEL "B"	16,287	0.374
PARCEL "C"	102,080	2.344
PARCEL "D"	152,101	3.491
PARCEL "E"	97,082	2.229
PARCEL "F"	286,525	6.577
PARCEL "G"	215,160	4.939
PARCEL "H"	163,127	3.745
PARCEL "H2"	35,248	0.809
PARCEL "K2"	27,069	0.621
ROW (50%)	11,840,331	271.811
TOTAL	13,436,268	308.237

PREPARED BY:

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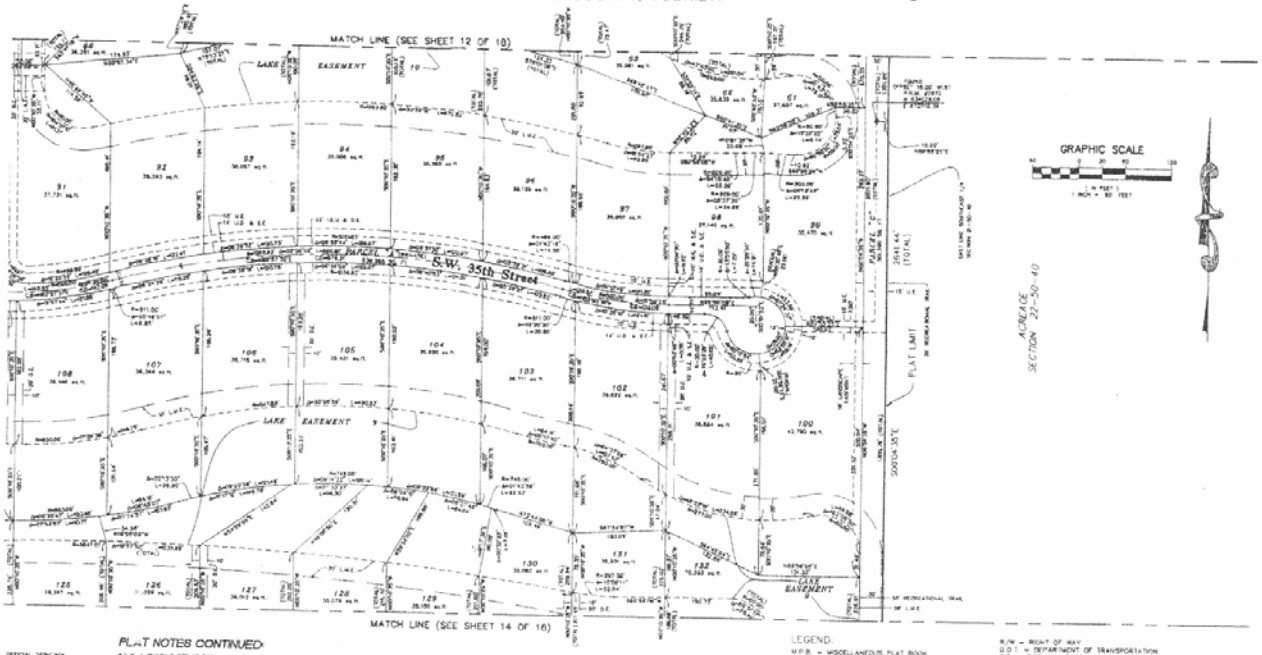

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7.) PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY FEBRUARY 4, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE ADEQUACY REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

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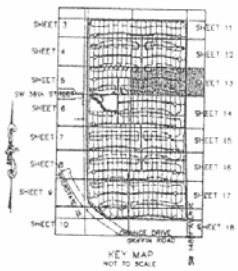

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PARCEL "D"	143,101	3.285
PARCEL "E"	97,083	2.229
PARCEL "F"	290,625	6.673
PARCEL "G"	201,580	4.628
PARCEL "H"	121,727	2.794
PARCEL "KK"	26,452	0.611
PARCEL "RR"	32,364	0.743
308 LOTS	15,615,331	347.340
TOTAL	13,428,368	308.227

PREPARED BY:

MILLER LEGG & ASSOCIATES, INC.

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